



**"The City With a Heart"**

Perry Petersen, *Chair*  
Joe Sammut, *Vice-Chair*  
Sujendra Mishra  
Rick Biasotti  
Bob Marshall, Jr  
Mary Lou Johnson  
Kevin Chase

## **AGENDA**

### **PLANNING COMMISSION MEETING**

**April 19, 2011**

**7:00 p.m.**

**Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno**

Planning Commission meetings are conducted in accordance with Roberts Rules of Order Newly Revised. You may address any agenda item by approaching the microphone until recognized by the Planning Commission Chair. All regular Planning Commission meetings are recorded and televised on CATV Channel 1 and replayed the following Thursday, at 2:00 pm. You may listen to recordings in the Community Development Department. Complete packets are available online at [www.sanbruno.ca.gov](http://www.sanbruno.ca.gov) and at the library. In compliance with the Americans with Disabilities Act, individuals requiring reasonable accommodation for this meeting should notify us 48 hours prior to meeting. Notices, agendas, and records for or otherwise distributed to the public at a meeting of the Planning Commission will be made available in appropriate alternative formats upon request by any person with a disability. Please make all requests to accommodate your disability to the Community Development Department 650-616-7074.

#### **ROLL CALL**

#### **PLEDGE OF ALLEGIANCE**

#### **1. APPROVAL OF MINUTES: February 15, 2011**

#### **2. COMMUNICATIONS**

#### **3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA:** Individuals allowed three minutes, groups in attendance, five minutes. It is the Commission's policy to refer matters raised in this forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Commission from discussing or acting upon any matter not agendaized pursuant to State Law.

#### **4. ANNOUNCEMENT OF CONFLICT OF INTEREST**

#### **5. PUBLIC HEARINGS** *Note:* If you challenge the below actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.

##### **A. 599 Cedar Avenue (APN: 020-042-160, 020-042-110 and SBE 135-41-21A)**

Zoning: R-1

Request for Planned Unit Permit, Tentative Tract Map and Architectural Review to allow the construction of fourteen (14) new single-family homes per Chapter 12.32 and 12.116 of the San Bruno Zoning Ordinance. Lennar Homes of Northern California, (applicant) Peninsula Christian Fellowship Church (owner). (**PUP-10-001, TM 10-002 and AR 11-002**) .

**6. DISCUSSION**

**A. CITY STAFF DISCUSSION**

Select the May 12, 2011 Architectural Review Committee members

**B. PLANNING COMMISSION DISCUSSION**

**7. ADJOURNMENT**

The next regular Planning Commission Meeting will be held on May 17, 2011 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.

Agenda Posted Pursuant to Law on: 04-15-11



## **"The City With a Heart"**

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Perry Petersen, *Chair*  
Joe Sammut, *Vice Chair*  
Rick Biasotti  
Mary Lou Johnson  
Kevin Chase  
Sujendra Mishra  
Bob Marshall, Jr,

### **MINUTES PLANNING COMMISSION MEETING**

**February 15, 2011**

**7:00 p.m.**

**Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno**

**CALL TO ORDER at 7:01 pm.**

#### **ROLL CALL**

|                       | <u><b>Present</b></u> | <u><b>Absent</b></u> |
|-----------------------|-----------------------|----------------------|
| Chair Chase           | X                     |                      |
| Vice Chair Petersen   | X                     |                      |
| Commissioner Biasotti | X                     |                      |
| Commissioner Marshall | X                     |                      |
| Commissioner Mishra   |                       | X                    |
| Commissioner Sammut   | X                     | Arrived at 7:21      |
| Commissioner Johnson  |                       | X                    |

#### **STAFF PRESENT:**

|                    |   |
|--------------------|---|
| Planning Division: | Community Development Director: Aaron Aknin |
|                    | Associate Planner: Laura Russell            |
|                    | Assistant Planner: Matt Neuebaumer          |
|                    | City Attorney: Marc Zafferano               |
|                    | Recording Secretary: Shauna Williams        |

Pledge of Allegiance: Commissioner Biasotti

#### **1. Approval of Minutes – January 18, 2011**

**Motion to Approve Minutes of January 18, 2011 Planning Commission meeting.**

**Biassoti/ Chase**

|          |   |
|----------|---|
| VOTE:    | 4-0                                     |
| AYES:    | All Commissioners Present at that time. |
| NOES:    | None                                    |
| ABSTAIN: | None                                    |

**2. Communication**

E-Packets are available on line at [www.sanbruno.ca.gov](http://www.sanbruno.ca.gov)

Draft Transit Corridor Plan is available on line at [www.planbruno.org](http://www.planbruno.org)

CD Director Akin introduced Marc Zafferano, the new City Attorney.

**3. Public Comment – None.**

**4. Announcement of Conflict of Interest**

Commissioner Marshall will recuse himself on agenda item 5.B because his business is located within 500 feet of Don Pico's Restaurant.

**5. Public Hearings**

**A. 1301 Santa Lucia Avenue**

**Request for a Use Permit to allow an addition which increases the gross floor area by greater than 50% cumulatively (120%) per Sections 12.200.030.B.1, of the San Bruno Municipal Code. William Lim (Applicant), Alice Young (Owners) UP-10-007.**

*Assistant Planner Neuebaumer:* Entered staff report.

Staff recommends that the Planning Commission approve Use Permit 10-007 based on Findings of Fact 1-7 and subject to Conditions of Approval 1-24.

*Chair Petersen* asked Commission if there were any questions for staff.

*Commissioner Marshall:* On condition #23, can we add the requirement for carbon monoxide detectors?

*CD Director Akin:* Yes, we will add that language to the condition.

*Chair Petersen:* At the last meeting I suggested a condition regarding the ground water. Can you please implement that condition on this project?

*Assistant Planner Neuebaumer:* Yes, we can add that language.

*Chair Petersen:* Please send me a copy of that condition.

Public Comment Opened.

*William Lim; Applicant:* We have worked with staff on this project for over a year now. I feel staff did a great job with the staff report and explaining the project.

*Commissioner Chase:* Have you read and agreed with the conditions of approval?

*William Lim; Applicant:* Yes.

Public Comment Closed.

**Motion to approve Use Permit 10-007 based on Findings of Fact (1-7) and Conditions of Approval (1-24). With revised conditions #19 and #23.**

**Commissioner Marshall/ Biasotti**

VOTE: 4-0

AYES: All Commissioners Present.

NOES: None

ABSTAIN: None

Chair Petersen advised of a 10-day appeal period

## **FINDINGS OF FACT**

1. The proposed development will not under the circumstances of the particular case, be detrimental to the health, safety, morals, comfort and general welfare of the persons residing or working in the neighborhood of such proposed use.
2. The proposed development will not be injurious or detrimental to property and improvement in the neighborhood or to the general welfare of the city given its quality architectural features and its general conformance to a majority of regulations as set forth in the Municipal Code.
3. The proposed development will be consistent with the general plan.
4. The proposed development, as set forth on the plans, and with recommendations by staff, will not unreasonably restrict or interfere with light and air on the property and on other property in the neighborhood, will not hinder or discourage the appropriate development and use of land and buildings in the neighborhood, or impair the value thereof; and is consistent with the design and scale of the neighborhood.
5. That the general appearance of the proposed building, structure, or grounds will be in keeping with the character of the neighborhood, will not be detrimental to the orderly and harmonious development of the city, and will not impair the desirability of investment or occupation in the neighborhood.
6. The proposed expansion complies with applicable off-street parking standards of the City of San Bruno Zoning Ordinance.
7. That any proposed single-family or two-family dwelling conforms to the basic design principles of the residential design guidelines as adopted by resolution by the city council and as may be revised from time to time.

## **CONDITIONS OF APPROVAL**

### **Community Development Department - (650) 616-7074**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, Use Permit 10-007 shall not be valid for any purpose. Use Permit 10-007 shall expire one (1) year from the date of Planning Commission approval unless a building permit has been secured prior to the one (1) year date.
2. The signed copy of the Summary of Hearing shall be photocopied and included on a full size page in the Building Division set of drawings.
3. The request for a Use Permit for an addition shall be built according to plans approved by the Planning Commission on February 15, 2011 labeled Exhibit C except as required to be modified by these Conditions of Approval. Any modification to the approved plans shall require prior approval by the Community Development Director.
4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.

5. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
6. The residence shall be used only as a single-family residential dwelling unit. No portion of the residence shall be rented out as a secondary residential dwelling unit. Any attempt to construct an illegal dwelling unit will result in Code Enforcement action by the City.
7. The garage shall be used for the storage of motor vehicles and shall not be used as habitable living space as defined in the Uniform Building Code or as storage. The residence must have the ability to park one vehicle in the designated garage area. Failure to conform to this condition is grounds for code enforcement action, which may result in substantial code compliance costs to bring the garage back into conformance.
8. Prior to securing a building permit, the applicant, owner, and general contractor shall meet with Planning and Building staff to ensure compliance with the conditions of approval during the construction process.
9. Prior to Final Inspection, 15% of the site shall be landscaped and any site landscaping damaged during construction shall be replanted to the satisfaction of the Community Development Director. No more than 80% of the lot shall consist of impervious surface.
10. The residence shall meet 2010 California Green Building Standards Code - California Code of Regulations, Title 24, Part 11 – Tier One measures. The applicant shall submit the green building checklist with the building permit submittal.

**Department of Public Services - (650) 616-7065**

11. Please note that the front property line is located 8.5 feet behind the sidewalk at Balboa Way and the street side property line is located 10.0 feet behind the sidewalk at Santa Lucia Avenue. No fences, retaining walls, or other permanent structure shall be placed or constructed within 8.5 feet from back of sidewalk along Balboa Way and 10.0 feet from back of sidewalk along Santa Lucia Avenue. S.B.M.C. 8.08.010.
12. The Applicant shall provide flow line diagrams for cold water lines, hot water lines, gas lines, and sanitary sewer lines to include all existing and proposed systems in accordance with the applicable California Building Code 2010.
13. Encroachment Permit from Public Works Department is required prior to commencing any work within the City's public right-of-way. S.B.M.C. 8.16.010.
14. All damaged curb, gutter, sidewalk or driveway in the public right-of-way fronting the property shall be removed and replaced. Remove and replace all damaged and/or broken sidewalk at front of property for all location where there are any raised or offset concrete sections greater than or equal to 3/4 -inch. S.B.M.C. 8.12.010.
15. Planting of one 36-inch box size approved tree or payment to the in-lieu replacement tree fund per most current fee schedule is required. Tree shall be located on Cherry Avenue. S.B.M.C. 8.24.060. At the current rate, the impact payment required is \$540. A separate tree-planting permit is required from Parks and Recreation Services for any new street tree.
16. If not present, the applicant shall install a sanitary sewer lateral clean-out at property line per City

standards detail SS-01

17. Paint address number on face of curb near driveway approach. Black lettering on white background.
18. Erosion control plan and storm water pollution prevention plan required. Must show existing storm drain inlets and other storm water collection locations protect by silt screens or silt fence. Work shall conform to the current NPDES requirements. S.B. Municipal Code 12.16.020.
19. Storm water from new and existing roof down spouts and other on-site drainage, shall be collected and drained to an underground storm water system or through an under sidewalk curb drain to the gutter per City standards detail SI-03. The Storm water/on-site drainage program shall address the quantity of water that enters the ground underneath the home to help reduce moisture that may cause damage to the home in the future.
20. The building permit plans shall include a site plan that shows all properly lines, setbacks and easements, and all existing and proposed grading and drainage improvements. All unpaved areas shall be graded to slope at 1% or more. All paved areas shall be graded to slope at 0.5% or more. All grading and drainage work shall conform to the current NPDES requirements. S.B.MC. 12.16.020
21. Perform water demand calculation based requirements in Chapter 7 of the California Plumbing Code to confirm that the existing water service and meter are sufficient to serve water demand. If existing meter is undersized, a new meter is required. Applicant shall pay water and sewer capacity charges based on the size of the water meter installed along with materials and installation of water meter. S.B.M.C. 10.14.020/110.

**Fire Department- (650) 616-7096**

22. Address numbers to be at least four (4) inches in height, of a contrasting color to the background, and must be lighted during the hours of darkness.
23. Provide hard-wired smoke detectors and carbon monoxide detectors with battery backup as required by building code.
24. Provide spark arrester for chimney if not currently in place.

**CD Director Aknin recommended that agenda item 6.B be moved before agenda item 5.B.**

**Chair Petersen agreed and changed the order of the agenda items.**

**B. Informational presentation on Solar Power**

*Collin Swan* gave presentation on solar panels and the GoSolar program with the City of San Francisco.

*Commissioner Biasotti:* Where does San Francisco get the funds for the GoSolar program?

*Collin Swan:* The Public Utilities Commission budgets for the program.

*Chair Petersen:* I don't believe that San Bruno would be able to fund this type of program.

**Commissioner Marshall recused himself on agenda item 5.B**

**B. 461 El Camino Real**

**Request for a Use Permit to allow alcohol beverage sales in conjunction with a restaurant per Chapter 12.96.100C.5, of the San Bruno Zoning Ordinance. Issac Mejia (applicant), Anstell Ricossa (property owner) UP-11-001.**

*CD Director Aknin:* Entered staff report.

Staff recommends that the Planning Commission approve Use Permit 11-001, based on Findings of Fact 1-5 and subject to Conditions of Approval 1-18.

*Chair Petersen* asked Commission if there were any questions for staff.

*Chair Petersen:* The current parking lot is very difficult to pull out of, and often times you see vehicles backing out onto El Camino. Is there a way to reconfigure the parking lot or striping?

*CD Director Aknin:* In the past, the business owner and I have discussed how dangerous the parking situation can be. Due to the width of the lot there is no way to have perpendicular parking spaces at that site.

*Chair Petersen:* I am surprised that the City is accepting an application that involves a parking safety hazard.

*CD Director Aknin:* I believe the property owner will be willing to reevaluate the parking configuration.

*Commissioner Chase:* I agree with Chair Petersen. The applicant is doubling the size of the restaurant, however, not increasing any parking spaces. Is that correct?

*CD Director Aknin:* The applicant is taking over the previous restaurant space. Additional parking spaces are not required because the use is not changing. The previous restaurant shared the existing parking spaces with Don Pico's. The parking lot will now accommodate only one restaurant tenant as apposed to two.

*Commissioner Biasotti:* If the tenant's application was to expand the restaurant space and only have a beer and wine license; would their application be brought before the Commission tonight?

*CD Director Aknin:* Yes, the application is brought before you because the previous restaurant did not have a Use Permit to allow alcohol beverage sales. Therefore, this application is for the expansion of the sales of alcohol and for the change to a hard alcohol license.

Public Comment Opened.

*Mel Philips; Applicant:* We have full intentions on complying with staff's recommendations.

Public Comment Closed.

**Motion to approve Use Permit 11-001 based on Findings of Fact (1-5) and Conditions of Approval (1-18).**

**Commissioner Chase/ Biasotti**

VOTE: 4-0

AYES: All Commissioners Present.

NOES: None

ABSTAIN: None

Chair Petersen advised of a 10-day appeal period



## **Findings of Fact**

1. The activity or use does not jeopardize, endanger or result in adverse effects to the health, peace or safety of persons residing or working in the surrounding area.
2. The activity or use does not result in repeated nuisance activities or police interventions within the premises or in close proximity of the premises, including but not limited to criminal activities, disturbance of the peace, illegal drug activity, public drunkenness, drinking in public, harassment of passersby, gambling, prostitution, sale of stolen goods, public urination, theft, assaults, batteries, acts of vandalism, excessive littering, loitering, graffiti, illegal parking, excessive loud noises, especially in the late night or early morning hours, traffic violations, curfew violations, lewd conduct, or police detentions and arrests.
3. The activity or use does not result in violations to any applicable provision of any other city, state, or federal regulation, ordinance or statute.
4. The upkeep and operating characteristics of the activity or use are compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood.
5. The applicant for a liquor license receives a Letter of Public Convenience or Necessity issued by the City of San Bruno for an application which would tend to create a law enforcement problem, or if issuance would result in or add to an "Undue Concentration" of licenses, required due to either of the following conditions:
  - a. The applicant premises are located in a crime reporting district that has a 20% greater number of reported crimes in a geographical area within the boundaries of the city than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the San Bruno Police Department that are identified by the department in the compilation and maintenance of statistical information on reported crimes and arrests.
  - b. The applicant premises are located in an area of Undue Concentration, which is defined to exist when an original application or premises-to-premises application is made for a retail on-sale license in a census tract where the ratio of existing on-sale retail licenses to population in the census tract exceeds or will exceed the ratio of retail on-sale licenses to population in San Mateo County.

## **CONDITIONS OF APPROVAL**

### **Community Development Department – (650) 616-7074**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary Hearing to the Community Development Department within 30 days of approval. Until such time as the Summary is filed, Use Permit 11-001 shall not be valid for any purpose. Use Permit 11-001 shall expire one (1) year from the date of approval unless the plan is executed.
2. The signed copy of the Summary of Hearing shall be photocopied and included as a full size page in the Building Division set of drawings.
3. The request for a Use Permit shall be built and operated by the owner and any successor in interest, according to plans approved by the Planning Commission on February 15, 2011 labeled Exhibit B, except as required to be modified by these Conditions of Approval. Any modification to the approved

plans or any deviation or change in the business activities shall require prior approval by the Community Development Director. Failure to comply with these requirements may result in the City of San Bruno instituting revocation hearings.

4. The applicant shall obtain a City of San Bruno building permit before construction can proceed. The operation of any equipment or performance of any outside construction related to this project shall not exceed a noise level of 85 decibels (as measured at 100 feet) during the hours of 7:00 a.m. to 10:00 p.m. or exceed 60 decibels (as measured at 100 feet) from 10:00 p.m. to 7:00 a.m.
5. Prior to securing a building permit, the applicant, owner, and general contractor shall meet with Planning and Building staff to ensure compliance with the conditions of approval during the construction process.
6. Prior to Final Inspection, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City.
7. The applicant shall conduct regular maintenance of the site to maintain the premises and remove debris and litter at the front, and rear of the building.
8. The hours of operation shall be limited to 11:00 a.m. until 11:00 p.m. Any changes from the hours of operation shall require prior authorization of the Community Development Director. Any change that results in a later closing time shall also require review by the Police Department.
9. The applicant or property owner will clean graffiti on the property and/or paint over it within 24 hours of its appearance. This condition also gives the City of San Bruno consent to have the graffiti painted out for the applicant. If the graffiti is not removed within 24 hours, the City's graffiti removal vendor will be instructed to remove the graffiti and provide a detailed accounting of the cost to the property owner, who will be responsible for reimbursing the City for the graffiti removal.
10. The Community Development Director may call this back to the Planning Commission if he/she finds that the business is not complying with the required performance standards or conditions of approval.
11. All trash and trash containers shall be stored within appropriate designated trash areas. Sufficient trash container capacity shall be provided to ensure that all trash and debris from the building can be stored within the trash container area and with completely closed lids. The trash enclosure shall be covered and shall comply with San Mateo Countywide Water Pollution Prevention Program best management practices and shall be submitted to Planning division as part of the Building Permit plan check.
12. The applicant shall provide the signed copy of the Summary of Hearing to the Alcohol, Beverage and Control Board (ABC). The signed summary of hearing will serve as the Letter of Public Convenience of Necessity as required by ABC.
13. The applicant shall address and comply with all applicable building codes and all ADA standards at the time of building permit submittal.

**Police Department- (650) 616-7100**

14. Address numbers for the business are to be visible on a contrasting background, easily visible from the street. The address numbers for the business also must be visible at night.

15. Adequate lighting of the grounds contiguous to the building and of sufficient wattage shall be provided to make clearly visible the presence of any person on or about the premises during the hours of darkness and to ensure a safe and secure environment for all persons and property on site.
16. The applicant shall comply with all Alcohol and Beverage Control requirements.
17. The applicant is responsible for providing emergency contact information to the police department for after hour's emergencies.
18. Alcohol consumption shall be limited to the interior of the restaurant area. At no time shall alcohol be consumed outside of the restaurant.

## 6. Discussion

**A. City Staff Discussion:** Commissioners Marshall volunteered for the March 10, 2011 Architectural Review Committee meeting. Staff will contact Commissioner Johnson and Mishra to determine whether they are available to attend the March 10, 2011 Architectural Review Committee meeting.

**B. Planning Commission Discussion:**

*Commissioner Marshall:* With the new state proposal to stop redevelopment funds, what happens with the applications that have already been approved for redevelopment funds?

*CD Director Akin:* The Governor's proposal states that any pending redevelopment funds should be honored. We do not have very many details and the legislation has not been released yet.

## 7. Adjournment

Meeting was adjourned at 7:40 pm

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**Aaron Akin**  
Secretary to the Planning Commission  
City of San Bruno

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**Perry Petersen, Chair**  
Planning Commission  
City of San Bruno

**NEXT MEETING: March 15, 2010**



567 El Camino Real  
San Bruno, CA 94066  
Voice: (650) 616-7074  
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<http://www.ci.sanbruno.ca.us>

**STAFF**

Aaron Aknin, AICP, *Community Development Director*  
Mark Sullivan, AICP, *Housing & Redevelopment Manager*  
Lisa Costa Sanders, *Acting Planning Manager*  
Laura Russell, AICP, *Associate Planner*  
Matt Neuebaumer, *Assistant Planner*  
Marc Zafferano, *City Attorney*

**PLANNING COMMISSION**

Perry Petersen, Chair  
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Rick Biasotti  
Bob Marshall Jr.  
Mary Lou Johnson  
Kevin Chase

**PLANNING COMMISSION  
STAFF REPORT  
AGENDA ITEM NO. 5.A  
April 19, 2011**

**PROJECT LOCATION**

1. Address: 599 Cedar Avenue
2. Assessor's Parcel No: 020-042-160, 020-042-110 and SBE 135-41-21A
3. Zoning District: R-1 (Single Family Residential)
4. General Plan Classification: Low Density Residential

**EXHIBITS**

- A: Location Map  
B: Site Plan, Floor Plan, and Elevations  
C: Applicant's Statement  
D: San Mateo Countywide Sustainable Building Checklist  
E: Addendum to Mitigated Negative Declaration

**REQUEST**

Request for Planned Unit Permit, Tentative Tract Map and Architectural Review to allow the construction of fourteen (14) new single-family homes per Chapter 12.32 and 12.116 of the San Bruno Zoning Ordinance. Lennar Homes of Northern California, (applicant) Peninsula Christian Fellowship Church (owner). (**PUP-10-001, TM 10-002 and AR 11-002**)

**RECOMMENDATION**

Staff recommends the Planning Commission approve Planned Unit Permit 10-005, Tentative Tract Map 10-002 and Architectural Review Permit 10-003 based on findings 1-9 and subject to Conditions of Approval 1-11 and 1-143.

**REVIEWING AGENCIES**

Community Development Department  
Public Services Department  
Fire Department  
City Attorney

**LEGAL NOTICE**

1. Notices of public hearing mailed to owners of property within 300 feet on April 7, 2011.
2. Advertisement published in the *San Mateo Daily Journal*, Saturday, April 9, 2011.

## **ENVIRONMENTAL ASSESSMENT**

A mitigated negative declaration was certified by the Planning Commission on June 17, 2008. The mitigated negative declaration determined that this project would not have a significant effect on the environment with mitigation measures. An updated initial study and addendum to the mitigated negative declaration has been prepared for this project and determined that the proposed project did not result in any new or more severe significant impacts.

## **SURROUNDING LAND USES**

North: Pepper Drive – R-1 (Low Density Residential)  
South: Hawthorne Avenue – R-1 (Low Density Residential)  
East: Cedar Avenue – R-1 (Low Density Residential)  
West: Interstate 280 – R-1 (Low Density Residential)

## **DESCRIPTION OF REQUESTS**

**Tentative Parcel Map:** The applicant proposes to subdivide the existing three (3) lots into seventeen lots (17). Lots 1 through 14 will be developed with single-family homes, with an average lot size of 3,669 square feet. Lots A, B and D are for common open space and Lot C is the roadway. Lots 1 – 14 total 51,373 square feet; the roadway encompasses approximately 13,116 square feet and 18,885 square feet is reserved as common open space, landscaped area and turf block. The applicant has prepared Covenants Conditions and Restrictions (CC&Rs), which will be recorded with the Final Map.

**Planned Unit Permit:** The applicant is requesting a Planned Unit Permit to allow the development of fourteen (14) homes. The primary objective of the Planned Unit Permit process is to encourage creative use of the remaining land in San Bruno, which will ultimately preserve open space. A Planned Unit Permit allows smaller lot sizes (less than the 5,000 square feet minimum), in exchange for an increased amount of open space. This development proposes an average lot size of 3,669 square feet, in exchange for 18,885 square feet of open space, landscaped area and turf block.

## **PROPERTY DESCRIPTION**

The subject property is approximately 1.9 acres in area and is located at the corner of Pepper Drive and Cedar Avenue. The property is divided into two portions, the front portion, which previously included the church building pad and the associated parking lot, and a rear portion that is undeveloped.

The front portion of the property was developed as part of the original Mill Park subdivision. The church building pad is located on the northern portion of the lot, which slopes up towards Pepper Drive. The rear portion of the property is undeveloped and has been plagued with drainage problems for decades. These drainage problems result from the 280-freeway which sits just west of the property at a higher elevation. A majority of the undeveloped area has always been owned by the church, and was expanded when the church purchased a portion of PG&E's adjacent land. This land is also undeveloped, and is next to an active PG&E substation.

## **PROJECT HISTORY**

The subject site was previously used for the Peninsula Christian Fellowship Church, which was built in the mid twentieth century and destroyed by a fire in 2002. The former church building encompassed approximately 8,000 square feet of floor area.

In 2003 the property owner proposed to construct a 25,000 square foot church and seven (7) townhomes on the site. After careful review of the project, and extensive conversations between the City and applicant, the project was withdrawn. The applicant agreed that a completely residential project would be better for the neighborhood, and proceeded with a full redesign.

In 2008, the Planning Commission approved a request for a Planned Unit Permit and a Tentative Tract Map to allow the construction of fourteen (14) single-family homes. The homes ranged in size from 3,111 to 3,658 square feet and the average lot size was 2,885 square feet. The developer went out of business and the property is in contract with a new developer. The new developer has prepared a redesign of the project to meet current market demands.

### **NEIGHBORHOOD OUTREACH**

The applicant conducted a neighborhood outreach meeting on September 28, 2010. Approximately fifteen individuals attended the meeting. In general, the neighborhood preferred the new design concept presented by the applicant when compared to the approved project. Specifically, residents appreciated the lower building height, smaller home size and the more traditional architectural style of the homes.

### **PROJECT DESCRIPTION & ANALYSIS**

#### **Density**

The current General Plan designation is Low Density Residential, which allows development at a density of up to eight (8) units per acre. The project is proposed with fourteen (14) housing units, resulting in an approximate density of eight (8) units per acre, when not including street and sidewalk area. The density is less when including the street and sidewalk area in the calculation. The surrounding Mills Park Subdivision with an average lot size of 5,000 square feet is built at approximately eight (8) units per acre (also not including street and sidewalk area).

#### **Site Layout**

Individual lots range in size from 2,902 square feet to 5,551, with an average lot size of 3,669 square feet. Two different floor plans with two different façade variations for each floor plan are proposed for the development. The floor plans and façade variations are mixed throughout the development. Exact locations of each site and corresponding floor plan numbers can be found on the attached site plan.

The homes are proposed to be detached with side yards ranging in size from 4'-0" to 25'-4" and rear yards ranging from 9'-0" to 61'-3". The front yards range in size from 4'-6" to 10'-6" (measured to the front porch). The driveways are all proposed with a minimum depth of 18' to fully park two cars.

The development will be served by a 22' wide private street with 4' wide sidewalks along one side. The private street will dead-end into the retaining wall along the western edge of the site, however a large hammerhead turnaround area will be available for emergency vehicle turnaround.

All the homes front yards will be fully landscaped and the open spaces will be replanted. Since many of the large Eucalyptus and Oak Trees are being removed as a result of this project, a significant number of trees must be replanted in the western portion of the property.

### Floor Plans

Two different floor plans are proposed with two different façade variations proposed for each floor plan.

**Plan 1** contains 1,886 square feet of livable space with a 416 square foot two-car garage, resulting in a total floor area of 2,302 square feet. The first floor is proposed at 1,247 square feet and includes the two-car garage, one bedroom, one bathroom, kitchen, family room and nook. The second floor, at 1,055 square feet includes four bedrooms (one of which is an optional loft area), two bathrooms and a laundry room. The applicant proposes two architectural variations for Plan 1; a Craftsman design and a Spanish design. Both designs include a front porch.

**Plan 2** is proposed with 2,038 square feet of livable space and a 420 square foot two-car garage, resulting in a total floor area of 2,458 square feet. The 1,239 square foot first floor includes the two-car garage, one bedroom, one bathroom, the family room, kitchen and nook. The 1,219 square foot second floor includes three bedrooms, two bathrooms, a loft area and a laundry room. The applicant proposes two architectural variations for Plan 2; a Craftsman design and a Farmhouse design. Both designs include a front porch.

A summary of the proposed lot numbers, lot size, plan number, and floor areas are presented in the following table:

| Lot number | Lot size (s.f.) | Home plan | Design Concept | Living area (s.f.) | Garage (s.f.) | Total floor area (s.f.) |
|------------|-----------------|-----------|----------------|--------------------|---------------|-------------------------|
| 1          | 3,141           | Plan 1    | Craftsman      | 1,886              | 416           | 2,032                   |
| 2          | 3,392           | Plan 1    | Spanish        | 1,886              | 416           | 2,032                   |
| 3          | 5,083           | Plan 2    | Craftsman      | 2,038              | 420           | 2,458                   |
| 4          | 5,551           | Plan 2    | Farmhouse      | 2,038              | 420           | 2,458                   |
| 5          | 5,005           | Plan 1    | Spanish        | 1,886              | 416           | 2,032                   |
| 6          | 3,586           | Plan 2    | Craftsman      | 2,038              | 420           | 2,458                   |
| 7          | 2,902           | Plan 2    | Farmhouse      | 2,038              | 420           | 2,458                   |
| 8          | 2,902           | Plan 1    | Craftsman      | 1,886              | 416           | 2,032                   |
| 9          | 2,902           | Plan 2    | Farmhouse      | 2,038              | 420           | 2,458                   |
| 10         | 3,231           | Plan 1    | Spanish        | 1,886              | 416           | 2,032                   |
| 11         | 3,225           | Plan 2    | Craftsman      | 2,038              | 420           | 2,458                   |
| 12         | 2,990           | Plan 1    | Spanish        | 1,886              | 416           | 2,032                   |
| 13         | 3,111           | Plan 2    | Farmhouse      | 2,038              | 420           | 2,458                   |
| 14         | 4,352           | Plan 1    | Craftsman      | 1,886              | 416           | 2,032                   |

### Floor Area Analysis

The proposed floor area for the new homes ranges from 2,032 square feet to 2,458 square feet. The home sizes in the immediate neighborhood ranges in size from 1,380 square feet to 2,750 square feet with a neighborhood average of 1,909 square feet. The floor area of the proposed homes is in keeping with the size of homes in the immediate neighborhood.

## Architecture

The applicant's submittal includes two different floor plans with two different front elevations for each floor plan. Plan 1 is proposed with a craftsman and spanish style front elevations. Floor plan 2 is proposed with a craftsman and farmhouse style front elevations. All homes are proposed with stucco exterior finish and stucco trim.

The Architecture Review Committee reviewed the proposed home designs at its December 16, 2011 meeting. The Committee recommend the Architect incorporate additional design articulation in the side and rear elevations, with particular attention to the side elevations lots 10 and 11. The applicant has incorporated additional trim and window details, changed the rooflines to reduce the massing and has added additional façade articulation (bay window bump-outs) to the exterior side elevations facing Cedar Street at lots 10 and 11. The applicant has also presented a darker exterior building color scheme as requested by the Architecture Review Committee.

### Compliance with Residential Design Guidelines:

- Neighborhood compatibility – The homes in the immediate neighborhood are a mix of one and two story with stucco and wood siding exterior finishes. The applicant has designed the proposed homes with similar scale and front proportions to relate to the existing neighborhood.
- Setbacks – The proposed side yard setbacks are generally four to five feet to the property line. A few of the properties have larger side yard setbacks. The proposed side yard setback is consistent with the neighborhood and provides some separation between buildings.
- Parking - The new homes are all proposed with two car garages. The garage is setback 18' from the street.
- Architectural Style – The elevations as proposed represent traditional architectural style commonly found in San Bruno and the Bay Area and is compatible with the neighborhood in materials, massing, and details. All of the homes have front entry porches with lower level roof lines.
- Building Forms – The proposed homes are designed with fairly simple roof forms and massing to match the existing neighborhood. Existing homes in the neighborhood have a variety of roof orientations as does this project. While the front elevation is well designed to break up the appearance of mass, the side and rear elevations lack articulation.
- Second Story Treatment – To minimize the height and bulk of the second story, low-pitched roofs have been utilized. The front elevations of the residences are well design to break up the mass of the second story. The front elevations include a variety of rooflines as well as pop outs and recessed areas. The side and elevations lack façade articulation.
- Entries – All of the proposed homes include a usable porch element. The porches match the style of the homes with entry details including stone and railings.
- Doors and Windows - The stucco window trim styles are carried around all sides of the proposed homes.
- Materials and Colors – The body colors proposed for the new homes consist of light grey, beige tones and shades of brown. The trim colors and roof selection includes darker, richer colors.
- Architectural Details – The proposal includes concrete tile roof on the Spanish homes with stucco finish. The craftsman home is designed with concrete flat tile roofing, stucco finish and trim, front wood post with stone veneer and corbels. The farmhouse home is proposed with concrete flat tile roofing, stucco finish and trim, shutters at the front windows and wood posts and railing at the front porch.
- Open Space and Landscaping – The project includes a large open space area along the west side, which includes numerous mature trees. The applicant will also be preserving some oak



trees at the rear of lots #3 and #4. The new front yards will be completely landscaped. New landscaping will also be planted along the access road (southern property line).

- o Privacy and Solar Access – Larger setbacks have been proposed between the proposed homes and existing adjacent homes.

The residential design guidelines allow new construction to conform to either the daylight plane or façade articulation options. The daylight plan option may be established on either the two opposite side setback lines or the front and rear setback lines, as determined by the applicant and approved by the Architectural Review Committee and the Planning Commission. These two options are intended to address the variety of parcel sizes and site conditions in San Bruno. The applicant has designed the homes to comply with the front and rear daylight plane option. The proposed design includes articulation along the elevations.

#### ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee reviewed this project on December 16, 2011. The Committee forwarded the project to the Planning Commission with a favorable recommendation with the following comments:

- Work with staff to incorporate additional façade articulation.
- Present a darker color scheme.
- Work with staff to incorporate an appropriate window trim type.
- Prepare a street perspective with proposed landscaping.
- Explore the option of incorporating tankless water heaters and solar panels.

*As noted above, the applicant has revised the elevations to include additional façade articulation, has presented a darker color scheme and has submitted a sample of the window trim. The applicant has also prepared a street perspective drawing with the proposed landscaping as viewed from Cedar Avenue. The applicant indicates that the homes will be fitted to accommodate future installation of solar panels and they are researching tankless water heaters as an option.*

#### Public Comment

As indicated above, the applicant conducted a public outreach meeting on September 28, 2010. Approximately 15 residents attended the meeting and the comments were generally favorable for the proposed project. Staff sent a courtesy notice to neighbors on November 23, 2010 and the public notice on April 7, 2011. No comments have been received as of the preparation of this staff report.

#### Environmental Review

The City consulted with Jerry Haag (environmental consultant) for the preparation of an initial study and negative declaration. The study included a traffic impact analysis (prepared by Fehr & Peers), and analysis of the required elements (air quality, noise, public services, etc.). The Initial Study determined that this project would not have a significant effect on the environment with the implementation of the mitigation measures. The Planning Commission certified the Mitigated Negative Declaration at its June 17, 2008 meeting. The City again retained the services of Jerry Haag to evaluate the current project. Mr. Haag prepared an Initial Study and determined that the current project did not result in new or more severe significant impacts. Staff therefore prepared an Addendum under CEQA and determines that the previous Initial Study/Mitigated Negative Declaration adequately addressed the potential environmental impacts of the proposed Cedar Grove

project. The Addendum is attached to this Staff report (no action is required by the Planning Commission on the addendum)

### **Conclusion**

Based on the discussion in this staff report, staff finds that the proposal will not have a significant impact on the environment, the project is consistent with the General Plan designation of Low Density residential and with the requirements of the Single Family Zoning District, and that all the required findings for approval of the Planned Unit Permit can be made to allow the development of the 14 new homes. Staff further finds that that all the required findings for the proposed Tentative Tract Map can be made to allow the subdivision of the existing parcel into fourteen parcels with common area.

### **Findings for Approval**

In order to grant the Planned Unit Permit, Architectural Review Permit and approve the Tentative Parcel Map, the Planning Commission would need to make the following findings:

**With respect to the Tentative Map, the Planning Commission finds:**

- 1. The proposed tract map, together with the provisions for its design and improvement, is consistent with the general plan, as amended pursuant to the Planning Commission's recommendation, and any specific plan as specified in Section 65451 of the Government Code.**

*Basis for Finding: The General Plan designation for the site is Low Density Residential and the proposed project is consistent with the allowed density, lot coverage, height and consistent with the General Plan policy to "encourage innovative design and site planning in new development which enhance the community's appearance and assure compatibility with the surrounding scale, character, and intensity of land uses". The proposed new single-family development fits in well with the surrounding single-family neighborhood.*

- 2. The real property to be subdivided, and each lot or parcel to be created, is of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, geologic hazard or other menace.**

*Basis for Finding: Mitigation measures have been included requiring an erosion control plan to reduce the effects of soil erosion from construction activities as well as long-term. Conditions of approval have also been included to comply with the Fire Department and Public Services Department requirements. These mitigation measures and conditions of approval will ensure that each lot to be created can be safely developed without danger to health from fire, geologic hazard and ground contamination.*

- 3. Each lot or parcel to be created will constitute a buildable site and will be capable of being developed in accordance with the applicable provisions of the zoning code, as amended pursuant to the Planning Commission's recommendation.**

*Basis for Finding: The parcels are designed to accommodate the proposed development plan, and therefore each parcel to be created will constitute a buildable site and will be capable of being developed in accordance with the proposed development plan.*

**4. The site is physically suitable for the type and proposed density of development.**

*Basis for Finding:* The site is approximately 1.9 acres in area. The applicant is proposing 14 homes and common area, resulting in a density of 8 units per acre that is consistent with the General Plan Low Density Residential designation of eight units per acre. The soils engineering study concluded that the site is suitable for the type of development proposed.

**5. The design of the subdivision and improvements, and the type of improvements, is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or to cause serious public health problems.**

*Basis for Finding:* Mitigation measures and Conditions of Approval have been included to require the applicant to incorporate erosion control measures to reduce storm water runoff and compliance with the Regional Water Quality Control Board requirements. Mitigation measures have also been included to require protection of nesting birds and replacement tree planting for the loss of on-site heritage trees. Furthermore, Mitigation measures and Conditions of Approval have been included to minimize temporary construction dust impacts to an acceptable level.

**6. The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision.**

*Basis for Finding:* As conditioned, the final map must show a public access easement as well as utility easements for the existing storm drain line. Therefore, the design of the subdivision and improvements will not conflict with any public use of the subject property.

**With respect to the Planned Unit Permit, the Planning Commission finds:**

**7. The applicant has demonstrated that they intend to obtain a building permit in six months of the approval of the project and that they intend to complete the construction within a reasonable time.**

*Basis for Finding:* As a condition of approval, Planned Unit Permit 10-005 and Tentative Tract Map 10-003 shall become null and void if a building permit has not been secured within one (1) year from the effective date of the approval thereon. Furthermore, the applicant had indicated their intent to start construction within six months of final approval of the development plans and would complete the project in approximately seven months.

**8. The proposed planned unit development conforms to the General Plan in terms of general location, density and general standards of development and criteria contained in the zoning code.**

*Basis for Finding:* As stated above, the development is consistent with the general plan density of 8 units per acre, meets the general standards of development in the zoning code for lot coverage when considering the overall development, height, floor area and covered parking.

**9. The development of a harmonious, integrated project in accordance with a precise development plan justifies exceptions to the normal requirements of the zoning code.**

*Basis for finding:* The development is well designed architecturally and will contain consistent landscape features. The development is compatible with the surrounding single-family neighborhoods and fits in well with the existing site conditions. With the preservation of open

*space and development of a new park, the development justifies exception to the normal requirements of the zoning code.*

### **Recommendation**

Based on the above analysis and Findings of Fact 1-9, staff recommends approval of Planned Unit Permit 10-001, Tentative Parcel Map 10-002 and Architectural Review Permit 11-002 subject to conditions 1-10 and 1-143:

### **FINDINGS OF FACT**

1. The proposed tract map, together with the provisions for its design and improvement, is consistent with the general plan, as amended pursuant to the Planning Commission's recommendation, and any specific plan as specified in Section 65451 of the Government Code.
2. The real property to be subdivided, and each lot or parcel to be created, is of such character that it can be used safely for building purposes without danger to health or peril from fire, flood, geologic hazard or other menace.
3. Each lot or parcel to be created will constitute a buildable site and will be capable of being developed in accordance with the applicable provisions of the zoning code, as amended pursuant to the Planning Commission's recommendation.
4. The site is physically suitable for the type and proposed density of development.
5. The design of the subdivision and improvements, and the type of improvements, is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat or to cause serious public health problems.
6. The design of the subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access through, or use of, property within the proposed subdivision.
7. The applicant has demonstrated that they intend to obtain a building permit in six months of the approval of the project and that they intend to complete the construction within a reasonable time.
8. The proposed planned unit development conforms to the General Plan in terms of general location, density and general standards of development and criteria contained in the zoning code.
9. The development of a harmonious, integrated project in accordance with a precise development plan justifies exceptions to the normal requirements of the zoning code.

## **CONDITIONS OF APPROVAL**

### **PLANNED UNIT PERMIT 10-001 and ARCHITECTURAL REVIEW PERMIT 11-002 CEDAR GROVE DEVELOPMENT – 599 CEDAR AVENUE**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, PUP-10-005 shall not be valid for any purpose. PUP-10-005 shall expire two (2) year from the date of Planning Commission approval unless a Building Permit is issued.
2. The applicant shall comply with the approved mitigation-monitoring program.
3. The development shall meet all development standards, including but not limited to, set backs, parking, and height limits, as set forth in the Development Plan Project Data sheet submitted with this application, as approved and conditioned by the Planning Commission.
4. Tall landscaping material shall be installed along the internal road fence line to the satisfaction of the Community Development Director.
5. Any future construction that adds floor area to a home shall require an amendment to the Planned Unit Permit through the Residential Use Permit Process.
6. The applicant shall comply with the City's heritage tree ordinance, section 8.25.050 of the San Bruno Municipal Code, which requires replacement planting of 2-24" box size tree or one 36" box size tree for each heritage tree removed.
7. All structures shall be protected by an NFPA 13R fire sprinkler system with coverage including garages, balconies, and attics.
8. The applicant shall submit a Fire Protection Plan with the building permit submittal to address proposed structures and fences directly adjacent to existing flammable vegetation. Mitigation measures shall include, but not limited to:
  - a. non-combustible fencing materials (metal fencing)
  - b. protected building vents (1/4" wire mesh)
  - c. no open roof eaves
  - d. 30' defensible space on north & west exposures (fire resistive yards plus clearance of flammable vegetation and replanting of approved ground cover.
9. The applicant shall indicate the locations of illuminated address numbers (minimum 4") and fire sprinkler horn/strobes on building elevations with the building permit submittal.
10. Homes not fronting Pepper Drive or Cedar Avenue shall not be framed with wood unless an all weather roadway of aggregate base rock with operational temporary or permanent fire hydrants are in place to the satisfaction of the City Engineer and Fire Marshall.

**CONDITIONS OF APPROVAL  
 TENTATIVE PARCEL MAP 10-002  
 CEDAR GROVE DEVELOPMENT – 599 CEDAR AVENUE**

1. The applicant shall file a declaration of acceptance of the following conditions by submitting a signed copy of the Summary of Hearing to the Community Development Department within 30 days of Planning Commission approval. Until such time as the Summary is filed, TM 10-002 shall not be valid for any purpose. TM-10-002 shall expire two (2) years from the date of Planning Commission approval unless the Final Parcel Map has been approved and recorded prior to the two (2) year date.
2. A Home Owner's Association (HOA) shall be formed and a set of Conditions, Covenants and Restrictions (CC&R's) shall be established that clearly address, amongst other things;
  - a. The parking rules within the development.
  - b. A requirement that individual garages be kept clear to allow the storage of two automobiles. The HOA shall strictly enforce this requirement.
  - c. A provision that states that a homeowner must obtain an amendment to the Planned Development Permit for any future addition to a residence that adds floor area. The amendment application will be processed and reviewed in the same manner as a Residential Use Permit, as outlined in Chapter 12.112 of San Bruno Municipal Code.
3. The applicant shall comply with the approved mitigation monitoring program.
4. Prior to recordation of the Final Tract Map, the applicant shall submit the City Parkland Dedication In Lieu fee pursuant to Section 12.44.140 of the City of San Bruno Municipal Code. The fee is calculated as follows;

| PPh  | Rec standard | Price per Acre | # of Homes | In-Lieu Fee | Per Home |
|------|--------------|----------------|------------|-------------|----------|
| 2.72 | 0.0045       | \$1,180,000    | 14         | \$202,204   | \$14,443 |

5. Prior to recordation of the Final Tract Map, the applicant shall enter into an Affordable Housing Agreement. The applicant shall pay an Affordable Housing Contribution of \$29,400 per unit to the City in 14 equal installments, with each installment due prior to the issuance of a building permit for one unit in the project. The agreement must be fully executed and recorded against the property prior to or concurrently with the Final Map.
6. The applicant shall pay the residential sales tax of \$1,080 per unit, upon approval of tentative parcel map and prior to submittal of building permit plans.
7. The applicant shall install a fire hydrant on-site to the satisfaction of the Fire Marshall.
8. Fire Hydrants shall provide a minimum fire flow of 1500 gpm's with 20 psi residual pressure.
9. Adequate lighting of parking lots and associated car ports, driveways, circulation areas, trails, aisles, passageways, recesses, and grounds contiguous to buildings shall be provided with lighting of sufficient wattage to provide adequate illumination to make clearly visible the

presence of any person on or about the premises during the hours of darkness and provide a safe secure environment for all persons, property, and vehicles on site.

10. Landscaping shall be of the type and situated in locations to maximize observation while providing the desired degree of aesthetics. Security planting materials are encouraged along fence and property lines and under vulnerable windows.
11. When applicable, perimeter fencing of open design, such as wrought iron, tubular steel, or densely meshed and heavy-posted chain link, should be installed in order to establish territoriality and defensible space, while maintaining natural surveillance.
12. Proper signage shall be posted at the entrance to reflect the street is private property parking.
13. These conditions of approval shall govern if there is any conflict between the approved tentative map and the conditions of approval.
14. The applicant shall pay for and construct all improvements to private land and implement any conditions or mitigation measures applicable to private land.
15. The applicant shall be responsible for the reasonable costs of all City reviews and inspections required for all improvements associated with the Development.
16. The applicant shall serve the development with City utilities, including City of San Bruno cable service and electric, gas and other communication service as required.
17. The applicant shall pay all required Development Impact Fees and post all applicable bonds for infrastructure improvements to support the development prior to approval of the Final Map.
18. All improvements shall conform to the most recent City Standard Details, San Bruno Municipal Code, other City requirements, and Conditions of Approval, and shall be to the satisfaction of the City Engineer.
19. The applicant shall defend, indemnify, and hold harmless the City of San Bruno, its agents, officers and employees from any claim, action or proceeding against the City of San Bruno, its agents, officers and employees to attack, set aside, void or annul any approval of the City of San Bruno, or any advisory agency, appeal board or legislative body of the City of San Bruno, concerning the project, whether such action requests damages, injunctive, declaratory, or any other type of relief. The City of San Bruno must promptly notify the Developer of any such claim, action or proceeding and shall cooperate fully in the defense.
20. The final map shall be prepared by a qualified Registered Civil Engineer or Licensed Land Surveyor pursuant to the City of San Bruno Municipal Code, State of California Map Act, and Standard Engineering Practice, where the Municipal Code shall govern in the event of a conflict. The final map shall show all existing and proposed streets and shall show all easements, existing and proposed required for utilities, access, and any other purpose. The final map shall show public utility easements for public dedication. The applicant shall submit

current title reports with the final map submittal. Prior to construction, the applicant shall certify that all necessary right-of-way has been acquired. The applicant shall convey all necessary right-of-way to the Home Owners Association (HOA) at first sale.

21. Prior to the approval of any Improvement Plans, applicant shall demonstrate adequate fire flow to each parcel. Prior to issuance of building permits, the applicant shall submit fire flow calculations using the California Fire Code appendix II
22. Prior to the issuance of the initial building permit for each parcel, the applicant shall pay for all on-site service connection fees for that parcel.
23. Prior to recordation of the final map, all pertinent conditions of approval and all improvements shall be completed to the satisfaction of the City of San Bruno.
24. In the event the required improvements are not complete at the time of Final Map approval, the applicant shall execute a subdivision agreement, in a form approved by the City Attorney, guaranteeing the completion of construction of and payment for improvements within a specified time consistent with the time limits allowed by City ordinance. Among other things, the agreement shall guarantee the completion and installation of all improvements, including, but not limited to, fencing, sewers, utilities, storm drains, sidewalks, curbs, gutters, paving, and street lighting. The improvements shall be completed within one (1) year of commencement of work. In addition, the applicant shall provide the City with all bonds required by the San Bruno Municipal Code, in form approved by the City Attorney.
25. The applicant shall enter into Maintenance Agreement that is transferrable to the HOA, in a form approved by the City Attorney, with the City, which agreement shall set forth the obligations to maintain the private improvements constructed on the site. These obligations shall be incorporated into the CC&R's.
26. Any private pump station and force main shall be privately maintained and repaired by the HOA.
27. All streets are private, and shall be constructed to the City's minimum street geometric and structural standards for local residential streets.
28. The private street shall be constructed of base rock, with base rock thickness of final street section in place prior to framing of structures.
29. Street pavement design shall at least conform to Section 12.44.070 of the latest Municipal Code.
30. Delineate with template on the improvement plans adequate clear sight triangles at all street intersections and bends. Any landscaping within these triangles shall be no higher than 2.5 feet at maturity.
31. All pedestrian facilities shall be designed in accordance with Title 24 (Handicap Access) and the Americans with Disabilities Act, including pedestrian ramps at all curb returns or round



corners, where applicable.

32. The applicant shall install approved signage and striping within the development and at the intersection of the internal street with Cedar Avenue. A "STOP" sign shall be installed at the development exit onto Cedar Avenue. The signing and striping at Cedar Avenue at Pepper Drive shall be upgraded per the City Engineer requirements.
33. Provide red curbing or signs where parking is not permitted. Fire lanes shall be marked with all of the following:
  - a. Red curb
  - b. "Fire lane" painted on top of the red curb
  - c. Signs on poles stating "FIRE LANE – NO PARKING – TOW AWAY" – enforced by the City of San Bruno Police Department
  - d. The Homeowners Association shall request the Police Department to enforce the "FIRE LANE – NO PARKING – TOW AWAY".
34. Minimum gutter grades shall be one percent.
35. The applicant shall show on the improvement plans with turning templates adequate ingress-egress for Fire Department apparatus and garbage truck vehicles. Also show on the plans, adequate turning radius within the internal road. The project entrance/exit may need to be flared to accommodate truck turning radius.
36. The applicant shall show with templates on the improvement plans that there is adequate clearance for ingress-egress of worst-case automobile/SUV at the worst-case driveways. Repeat for any other worst cases identified elsewhere by the Designer/Engineer.
37. Traffic control, regulatory, warning, guide signs and markings (including fire hydrant pavement markers) shall be installed in conformance with the Manual of Uniform Traffic Control Devices, and as directed and approved by the City Engineer.
38. The applicant shall fund an engineering inspection and certified report addressing the condition and structural integrity of the existing 60" storm drain line, performed by a qualified California Registered Civil Engineer selected by the city. The inspection and report shall include the 250 lineal feet of pipe line under and adjacent to lots 6 through 10. A certified report making findings as to the condition and need for repairs shall be submitted to the City. All required repairs within the pipeline adjacent to lots 8 through 10 shall be performed and paid for by the developer at no cost to the City.
39. Drainage across property lines is not permitted other than onto streets and common areas, and other than within storm drain easements.
40. Valley gutters shall be concrete, 6" thick, minimum.
41. The applicant shall provide paved, supportive, access for the City's flush truck to all storm drain and sanitary sewer manholes, except for off-street manholes in parks, sloped hillsides, or in landscaped common areas. For non-paved areas, provide for access by keeping access

lanes minimum 10' in width clear of obstructive improvements. Provide in the CC&Rs, that such lanes be kept clear by the HOA and homeowners, and that the cost of restoring improvements in such lanes shall be borne by the HOA and homeowner.

42. The street storm drain system shall be designed to receive 25-year storm. Interceptors or other storm pollution control systems shall be per the latest NPDES requirements and shall be installed for storm water from roadways that are not filtered by the bio-swales.
43. Culverts and storm drains shall be designed with the hydraulic grade line located six inches below the flow line of the curb and appurtenance to avoid serious damage from a 50-year storm.
44. Inlets or down-drains, where applicable, shall be spaced and located to relieve the street of all storm water generated by a 25-year storm.
45. Spacing for storm drain inlets on streets with curb and gutter shall not exceed 800 feet. The maximum width of gutter flow spread shall not exceed 8 feet and shall ensure that at least one lane of traffic in each direction is not submerged.
46. A final hydrology and hydraulic report prepared by a qualified California Registered Civil Engineer shall be submitted to the City with the improvement plan for review and approval to demonstrate full compliance with drainage system design requirement.
47. All surface drainage from each parcel shall be sloped over a minimum of three feet away from each building at a minimum of two percent slope and thence to the street at a minimum one percent slope, to the satisfaction of the City Engineer. All surface and roof runoff from each parcel shall be conveyed into a bioswale satisfactory to the City Engineer and then to a piped system and run to the storm drainage system.
48. All drainage improvements shall be to the satisfaction of the City Engineer.
49. In conjunction with the submittal of grading plans, the applicant shall file a Notice of Intent for storm water discharge with the Regional Water Quality Control Board. A copy of the filing shall be submitted to the City Engineer as part of the required improvement plans for the site.
50. Storm drain pipes shall be reinforced concrete pipe (RCP).
51. Any trees installed shall be of small leaf type and shall be located so that roots do not interfere with sewer lines or sidewalks.
52. The applicant shall submit a modeling study with the improvement plans, in report form of the existing water system of mains, valves, pumps, regulators and tanks and its ability to serve the development for the life of the project. The report shall include the impact of the project on the community. The report shall include recommendations for upgrades needed to serve the development and the community. This study shall be conducted by a qualified California Registered Civil Engineer.

53. To ensure an adequate water supply to and within Zone 2 with the addition of the Cedar Grove Development, an improvement providing supply redundancy for Pressure Zone 2 is deemed necessary. The applicant shall be responsible to add a pressure reducing station at Cedarwood Court to allow Pressure Zone 3 to back feed Pressure Zone 2.
54. The water system within the Subdivision shall be owned by the City of San Bruno, including water mains in the subdivision and out through the water meters as shown on the City Standard Detail W-01, "Combination Fire and Domestic".
55. The water main in the Cedar Grove Subdivision shall be connected to the water main on Cedar Avenue.
56. The water main shall be constructed on 8" minimum Ductile Iron Pipe (DIP).
57. The applicant shall install automatic blow off valves, wasting to the sanitary sewer where required by the City Engineer.
58. The applicant shall install fire hydrants as required by the Fire Department. Fire flow shall be to the satisfaction of the Fire Marshall.
59. The applicant shall submit improvement plans for the water system as separate numbered sheets prior to approval of the final map.
60. The applicant shall pay capacity charges per City of San Bruno Master Fee Schedule.
61. Area drain grates in landscaped or dirt common areas shall be cast iron, and shall be a minimum of one square foot in area.
62. Prior to the issuance of a grading permit, the applicant shall obtain from the California State Water Resources Control Board a General Construction Activity Storm Water Permit under the National Pollutant Discharge Elimination System (NPDES) if applicable. The applicant shall comply with all requirements of the permit to minimize pollution of storm water discharges during construction activities. The permit shall include any work by public and/or private utilities performing work on behalf of applicant, if applicable.
63. The applicant shall implement the recommendations of the geotechnical report and of the Geotechnical Engineer of Record for appropriate soil engineering to reduce seismic hazards. In addition, the proposed project shall comply with latest, relevant building and grading codes set forth by the City of San Bruno. All construction and grading will comply with seismic, structural and grading requirements of the latest addition of the City adopted building code and requirements of the local building official. All geotechnical recommendations and requirements of the building codes, as applicable, shall be incorporated into the project design and become part of the project's grading and construction specifications. The Geotechnical Engineer of Record shall review and approve all improvement plans prior to plan submittal to the City.

64. Engineered retaining walls over 3 feet in height shall be constructed of approved durable material, to the satisfaction of the City Engineer, Planning Director, and Building Official. The top of all retaining walls shall be curved to ensure proper drainage and maintenance.
65. The grading plans shall minimize the need for off haul from the Project Site. Design shall incorporate all elements of the applicable soils report(s) and include a pre-and post consolidation plan. The grading plans shall be prepared to the satisfaction of the City Engineer, and signed off by the geotechnical engineer indicating that plans are in compliance with the geotechnical report.
66. If the geotechnical report reveals significant future settlement will occur, all surface drainage systems shall be designed to provide a minimum of two percent slope after settlement, and shall be satisfactory to the City Engineer.
67. Prior to the approval of any Improvement Plans, the applicant shall provide the City Engineer and Director of Planning a post-construction plan incorporating BMP's into the storm drainage system. These BMP's shall be maintained and repaired by the HOA as outlined in the CC&R's.
68. Prior to the issuance of building permit, the applicant shall provide the Public Works Department with a plan indicating the amount of soil to be removed, the number of truck trips required and the proposed haul routes. A survey of the conditions of the road surfaces to be used during construction shall be conducted jointly by representatives of the City of San Bruno and the applicant to document the condition of the roadway prior to the beginning of the grading. A similar survey shall be conducted near the completion of the construction or after at least 95% of all major heavy construction traffic on the roadways associated with the project is completed. The applicant shall pay the Haul Route Permit Fee as calculated from the Master Fee Schedule.
69. Grading plans with appropriate erosion control measures shall be required for the development. Grading plans shall show all adjacent properties sufficiently to assure that the proposed grading for each parcel does not negatively impact adjacent lands and shall incorporate drainage features necessary to assure continued drainage without erosion from adjacent properties.
70. The erosion control plan sheets shall be included as separate, numbered sheets in the grading plan of the improvement plans. Implementation of the erosion control measures depicted on the plan shall be paid for by the applicant.
71. A Storm Water Pollution Prevention Plan (SWPPP) shall be submitted to the City of San Bruno and the Regional Water Quality Control Board prior to the approval of the Improvement Plans, and subsequent to the approval and issuance of grading and building permits.
72. As part of the improvement plans, the applicant shall prepare and submit grading plans with appropriate erosions control measures, against storm and wind, for the overall grading of each parcel showing runoff containment until each parcel is developed with post-construction Best Management Practices (BMP's). Temporary control structures shall remain in place until

parcels are completely developed. A Maintenance Plan shall be submitted to the City Engineer indicating contractor responsibility for complying with the erosion control plan for the duration of the construction project. The Maintenance Plan shall include dust control, but is not limited to BMP's as outlined in the Storm Water Pollution Prevention Plan (SWPPP), and shall be to the satisfaction of the City of San Bruno and meet all Regional Water Quality Control Board (RWQCB) requirements.

73. The applicant shall work with PG&E to underground power lines on-site to the maximum extent feasible. Joint trenches under sidewalks shall include telephone, City of San Bruno Cable TV, electrical, communication, television, and gas lines. The trench width and depth shall be to the standards of the utility companies and to the satisfaction of the City Engineer.
74. Utility clearances between utility mains, CSB Cable TV, sewers, structures or other objects shall be to the satisfaction of the City Engineer. A minimum of one-foot vertical and 10 feet horizontal clearance shall be maintained between sewer and water lines.
75. Prior to approval of the improvement plans, the applicant shall provide written approval of said development improvement plans from all affected utility companies, including but not limited to Pacific Gas and Electric, City of SB Cable TV and Telephone.
76. Prior to approval of the Final Map, the applicant shall complete construction of all public roadway utility improvements and required private improvements or enter into a subdivision improvement agreement providing for the construction of the improvements.
77. Prior to the issuance of any permits, certificates of insurance shall be provided to the City to verify that both the owner of the subdivision and any contractors have public liability insurance. The amount and type of insurance shall be reviewed by the City and shall be sufficient to cover damages that may result from construction and operations. The insurance limits shall be a minimum of \$1,000,000 combined single limit coverage and the policy shall be subject to review and approval of the City Attorney.
78. Haul routes for construction shall be reviewed and approved by the City Engineer.
79. The applicant and its contractors shall implement dust and noise control measures consistent with Bay Area Air Quality Monitoring District (BAAQMD) requirements during the duration of the project construction, including holidays and weekends.
80. All construction equipment shall be properly tuned and maintained to keep emissions of NOX to a minimum during construction. Maintenance records for all construction vehicles shall be kept on site. Construction equipment and trucks shall be properly muffled in accordance with manufacturer's specifications.
81. The applicant shall submit a project phasing plan prior to the approval of the Final Map.
82. Construction contractors shall locate fixed construction equipment (such as compressors and generators) and construction staging areas as far as possible from adjacent residences.

83. During construction, the applicant and its contractors must comply with the City's Recycling and Diversion of Construction and Demolition from Construction and Demolition, San Bruno Municipal Code Chapter 10.23. Under this ordinance, all new construction is required to divert from landfills at least 50 percent of the total generated waste tonnage through recycling, reuse, salvage and other diversion programs. Provide post-construction recycling facilities maintained and repaired as stipulated in CC&R's.
84. Prior to commencement of grading and/or construction activities, the applicant shall submit a Dust Abatement Program for review and approval by the City Building Department. The applicant shall require the construction contractor to implement this Dust Abatement Program. Elements of the program shall include BAAQMD-recommended "basic" control measures (recommended for all construction sites) and "enhanced" control measures (recommended for implementation at construction sites greater than four acres in area).
85. All public utility line easements shall be 15 feet wide minimum, unless otherwise approved by the City Engineer. A 16' wide public utility easement shall be required for the 60" storm drain line.
86. The applicant shall acquire at applicant's cost all the off-site easements, right-of-way and land required for the development of this subdivision.
87. The applicant shall dedicate public utility easements for all public utilities on its private lots or parcels on the Final Map. All proposed utility easements, non-access strips and all other easements in general shall be shown on the Final Map.
88. The street light system within the Cedar Grove Subdivision shall be private and repaired and maintained by the Homeowners Association (HOA).
89. Provide on-site light fixtures that direct light downward to on-site surfaces, without glare to off-site properties.
90. Prior to approval of the Final Map, a final electrical plan for the installation of street lights on-site and in the public right-of-way shall be submitted by the applicant for review and comment. Information in the lighting plan shall include, but is not limited to, the following: pole type(s), luminaire type(s), conductor and wiring schedule, points of connection, lamp wattage, pull box locations, load and intensity calculation. The streetlights shall be installed and operational prior to the issuance of a Certificate of Occupancy for the first building in the project.
91. The applicant construct or alter street lights along the Cedar Avenue and Pepper Drive right-of-way to provide 1 candle-foot per sq. ft. average minimum light intensity along development boundary.
  - a. Internal street lights shall be private. The lighting system, composed of the street lights, conduit and appurtenances, shall be maintained and repaired by the Homeowners Association. The details of this shall be described in the Covenant, Conditions and Restrictions (CC&R's).

92. The applicant shall provide and install new, 6-inch, minimum, sewer lines as shown in the vesting tentative map. Sewer line shall conform to City standards and be subject to design review of construction plans and calculations by a civil engineer registered in California. This sewer line shall connect to existing upstream collection systems and be designed to transmit these and all other flows in accordance with appropriate design criteria.
93. The applicant shall submit hydraulic calculations to verify that sewage flow from lots 1 through 10 does not impact the off-site collection system. Calculations shall include on-site flows to the second manhole on Cherry Avenue southerly of Park Avenue. All necessary off-site improvements required as a result of the additional impact shall be installed and paid for by the Developer at no cost to the City. Sanitary sewer laterals for lots 11 through 14 shall be connected to the existing sanitary sewer line located on Pepper Drive.
94. Sewer gravity mains with pipe diameters 18-inch or under shall be High Density polyethylene (HDPE). Pipe sections shall be connected by butt-fused joints. The pipe thickness shall be SDR 17 unless specified otherwise and with a minimum of 6 inches in inside diameter. All High Density Polyethylene (HDPE) pipes to be used shall not be black or any dark color on the interior, or orange, red, magenta, or blue in color on the exterior of the pipe.
95. Flushing sanitary sewer cleanouts are required on all dead-end lines except where the line is terminated at a manhole. Flushing cleanouts shall be located not more than one hundred fifty feet (150 feet) from a manhole. Sewer lines shall be constructed through the development to upstream properties, if required by the City Engineer, and shall include capacity for upstream area.
96. The applicant shall video the existing two (2) downstream sewer main line sections from the point-of-connection and flow travel, two manholes from the point-of-connection, and prepare a report with original documentation attached, to the City Engineer. The applicant will be required to improve, relocate, and /or repair this sewer line should the City Engineer deems it necessary to undertake such improvements, relocations, and/or repairs.
97. Any use of a drop manhole for any sewer line is subject to the City Engineer's approval. The sewer line shall be designed to conform with the City's current standard.
98. The applicant shall pay wastewater utility capacity charges per the City of San Bruno Master Fee Schedule.
99. The waste water system within the Subdivision shall be owned by the HOA and maintained to the point where the subdivision connects to the City street mains.
100. The applicant shall submit current title reports with the final subdivision map submittal.
101. The final map for the proposed subdivision shall be prepared according to the vesting tentative map approved by the Planning Commission, except as required to be modified by the City approved Conditions of Approval. Any further modification to the approved map shall require prior approval by the Community Development Director.

102. All Improvement Plans shall be submitted on 24"x36" standard plan sheets. Scale shall be sufficiently large for clarity and review. Street Improvement Plans and Profiles shall have a minimum of 1"=20' scale. The Site Plan and Grading Plans shall have a minimum scale of 1"=40'. Submit an AutoCAD version of the final improvement plan to the City.
103. Prior to approval of the Final Map, the applicant shall submit engineered Improvement Plans (including specifications & engineers cost estimates) for approval by the City Engineer, showing the infrastructure necessary to serve the Development. The Improvement Plans shall include, but are not limited to, all engineering calculations necessary to substantiate the design, proposed roadways, drainage improvements, utilities including City Cable TV service, traffic control devices, retaining and/or sound walls, waterlines, sanitary sewers, storm drains, street lighting, common area landscaping and other project improvements.
104. The Improvement Plans shall include and meet all the necessary requirements of the City of San Bruno, and the San Mateo Countywide Stormwater Pollution Prevention Program and shall be approved by the City Engineer.
105. At the completion of construction of the public improvements, the Developer is obligated to provide all required information to the City including, but not limited to, as built (a print set, reproducible mylar and electronic file compatible with Public Works records), and all certifications, warranties, guarantees, proof of payment to outside agencies.
106. Sidewalk, curb and gutter shall be installed at least at one side of the streets within the subdivision.
107. The street horizontal and vertical alignments shall be designed per City Code and Highway Design manual requirements (for example, 90' minimum vertical curve required for 30 mph).
108. Elevation Datum to be based on a City bench mark or a USC&GS bench mark as approved by the City Engineer.
109. Monument a portion of Cedar Drive fronting the subdivision, property as shown on the Tentative Map and per Municipal Code.
110. All landscaping shall be properly maintained and comply with the City of San Bruno Water Efficient Landscape and Irrigation Guidelines. A copy of these guidelines is to be included as an appendix to the CC&R's.
111. Prior to approval of the final map, the applicant shall prepare a Landscape Plan for the proposed development. This Landscape Plan shall be reviewed and approved by a geotechnical engineer and the City of San Bruno to assure expansive soil hazards identified in the design-level geotechnical report have been adequately assessed and the project can achieve conformance with geotechnical recommendations. The Landscape Plan shall be incorporated into the final project plan and be added as part of the project specifications related to grading, erosion control, and construction.



112. A Homeowners Association (HOA) shall be required, and will be responsible to maintain and repair, at HOA cost, all street trees, medians, irrigation system, private utilities, including sanitary sewer, the street light system and storm drain system within the common area parcels on the Subdivision site. This responsibility shall be described and assigned in the CC&R's.
113. The CC&Rs shall state that the homeowners shall be responsible for maintaining street trees at the frontage of their properties.
114. The CC&Rs shall be recorded, after approval by the Department of Real Estate, as deed restrictions in compliance with the Final Map.
115. The applicant shall enter into a Maintenance Agreement, in a form approved by the City Attorney, with the City, which agreement shall set forth the obligations to maintain the private street and utility improvements constructed on the site. These obligations should be incorporated into the CC&R's.
116. Prior to the application for any building permit for the site, a copy of the approved CC&R's shall be submitted to the City Engineer and Planning Director.
117. The maintenance of any retention or detention system, including but not limited to vegetated drainage swale, detention pipes, landscaped areas, or other storm pollutions control devices, etc. for the storm-water collected from impervious surfaces shall be the responsibility of the Homeowners Association and included in the CC&R's. Developer shall be responsible for the cost of construction and maintenance of any required detention system until it is turned over to the HOA.
118. The CC&R's shall describe how the storm drainage, storm water BMP's associated with Association owned improvements, and the landscaping shall be funded and maintained by the Homeowners' Association, all to the satisfaction of the City Engineer.
119. The applicant shall embody in the CC&Rs a limitation and prohibition against the use of moving vans and other vehicle with characteristics in excess of those determined to be safe and workable, as determined by the Traffic Engineer of record. These CC&R provisions shall be provided and subject to the approval of the City Engineer prior to the first sale.
120. The applicant shall update the City of San Bruno scaled aerial maps to show the development upon completion. Aerial maps shall be to the satisfaction of the City Engineer.
121. The applicant shall apply anti-graffiti coating to all perimeter walls.
122. If human skeletal remains are encountered during construction or grading operations, all work within twenty meters of the discovery shall be stopped immediately and the County Coroner notified. If the remains are Native American, Any cultural resources found on the project site shall be recorded or described in a professional report and submitted to the Northwest Information Center at Sonoma State University by the Developer.
123. The applicant shall hydro seed any lots that are not developed simultaneously.

124. Applicant shall prepare a Stormwater Management Plan (SWMP) that includes, at a minimum, exhibit(s) showing drainage areas and location of treatment measures, project watershed, total project site area and total area of land disturbed, total new and/or replaced impervious area, treatment measures hydraulic sizing calculations, a listing of source control and site design measures implemented at the site, NCRS soil type, in-situ infiltration rate(s) at relevant locations, location of high seasonal groundwater table, a brief summary of how the project is complying with Provision C.3 of the MRP, and detailed Maintenance Plans for each site design and treatment measure requiring maintenance.
125. Project shall comply with all requirements of the Municipal Regional Stormwater NPDES Permit Provision C.3. Please refer to the San Mateo Countywide Water Pollution Prevention Program's (SMCWPPP) C.3 Stormwater Technical Guidance Manual for assistance in implementing treatment measures at the site.
126. The driveways for lots 11-14 must be sloped to drain perpendicularly to the grassy swales to ensure that no area is left untreated.
127. Efficient irrigation systems shall be used throughout all landscaped areas in accordance with the Model Water Efficient Landscape Ordinance.
128. On-site storm drain inlets shall be clearly marked with the words "No Dumping! Flows to Bay," or equivalent using thermoplastic material or a plaque.
129. Project shall incorporate landscaping that minimizes irrigation and runoff, promotes surface infiltration, minimizes the use of pesticides and fertilizers, and incorporates other appropriate sustainable landscaping practices such as Bay-Friendly Landscaping.
130. Use of permeable surfaces may reduce the size of the required treatment measure by lowering the amount of runoff generated (lower C-value), however, run-off from permeable surfaces will not be exempt from having to receive treatment unless properly designed as "self-treating areas".
131. Runoff from vegetated areas commingling with runoff from impervious areas shall be included for treatment with a "small storm" C-value (see Chapter 5 of the C.3 Technical Guide for treatment sizing criteria).
132. In-situ infiltration rate shall be determined or confirmed by means of percolation testing for all infiltration treatment measures and devices.
133. Plant species used within the biotreatment measure area shall be in conformance with Appendix A of the C.3 Technical Guide. Submit a detailed landscape plan for lots 11 through 14 that conform to this requirement.
134. Treatment soil mix shall have a minimum percolation rate of 5 inches per hour and a maximum percolation rate of 10 inches per hour, and shall be in conformance with Appendix K of the C.3 Technical Guide.

135. Maintenance of all site design and treatment control measures shall be the HOA's responsibility, as well as the private property owners of lots 11 through 14 for their on-site treatment measures.
136. A Maintenance Plan for every stormwater treatment control measure or applicable site design measure, inclusive of maintenance and inspection checklists and Maintenance Inspection Report Forms, shall be submitted to the City for review and approval prior to issuance of a grading permit. A copy of the final, approved Maintenance Plan(s) shall be made a part of the Maintenance Agreement and the Conditions, Covenants and Restrictions (CC&Rs) recorded for the property. A copy of the final, approved Maintenance Plan(s) shall also be on file at the Department of Public Works.
137. Approved Maintenance Plans shall be maintained on-site and made readily available to maintenance crews. Maintenance plans shall be strictly adhered to.
138. Property Owner shall enter into a Maintenance Agreement with the City to ensure long-term maintenance and inspection by the HOA of stormwater site design and treatment control measures according to the approved Maintenance Plan(s). The Maintenance Agreement shall be made a part of the CC&Rs recorded for the property.
139. Site access shall be granted to representatives of the City, the San Mateo County Mosquito and Vector Control District, and the Water Board, at any time, for the sole purpose of performing operation and maintenance inspections of the installed stormwater treatment systems. A statement to that effect shall be made a part of the Maintenance Agreement and/or CC&Rs recorded for the property.
140. Applicant shall coordinate installation of stormwater treatment measures with City and shall arrange to have a City Special Inspector present at the time of installation. Applicant shall be responsible for all fees associated with special stormwater inspections during construction.
141. Applicant shall arrange and pay for final inspection of installed treatment measure by City's Special Inspector within 45 days of installation or project construction completion, whichever comes first.
142. At least once a year, or more often as required by the Water Board, Maintenance Inspection and Servicing Reports for the stormwater treatment systems shall be submitted to the City by April 1 for the previous year ending December 31. The HOA shall submit a comprehensive report that includes the on-site treatment measures on lots 11 through 14.
143. The HOA shall be required to pay for all City inspections of installed stormwater treatment systems as required by the Water Board of the City.

Date of Preparation: April 15, 2011

Prepared by: Aaron Aknin, Community Development Director  
Lisa Costa Sanders, Acting Planning Manager

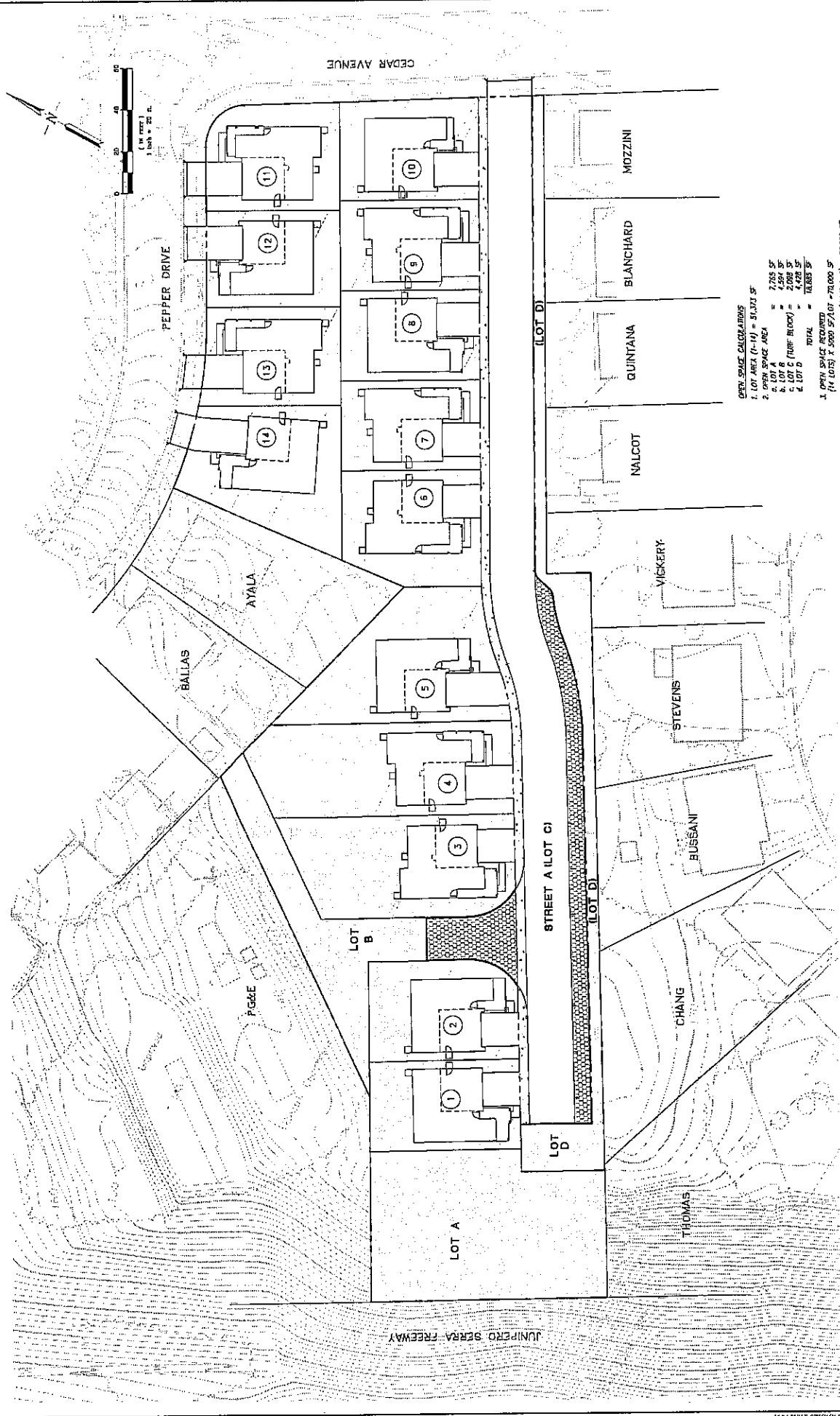


**599 Cedar Avenue**

**Exhibit A: Location Map**







**OPEN SPACE CALCULATIONS**

|  |           |
|--|-----------|
| 1. LOT AREA (A-D) =                              | 51,373 SF |
| 2. OPEN SPACE AREA =                             | 2,255 SF  |
| 3. LOT A   | 2,255 SF  |
| 4. LOT B   | 4,594 SF  |
| 5. LOT C (100% BLDG) =                           | 2,098 SF  |
| 6. LOT D   | 1,888 SF  |
| 7. TOTAL   | 10,835 SF |
| 8. OPEN SPACE REQUIRED (14 LOTS) X 5000 SF/LOT = | 70,000 SF |
| 9. OPEN SPACE PROVIDED (100% 14.2) =             | 70,250 SF |

# OPEN SPACE CALCULATIONS PLAN CEDAR GROVE (599 CEDAR AVENUE)

CITY OF SAN BRUNO, SAN MATEO COUNTY, CALIFORNIA

FOR: LENMAR

**RJA**

**RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS  
1000 CALIFORNIA STREET, SUITE 100  
SAN BRUNO, CA 94061-1000  
PHONE: (415) 331-1000  
FAX: (415) 331-1001

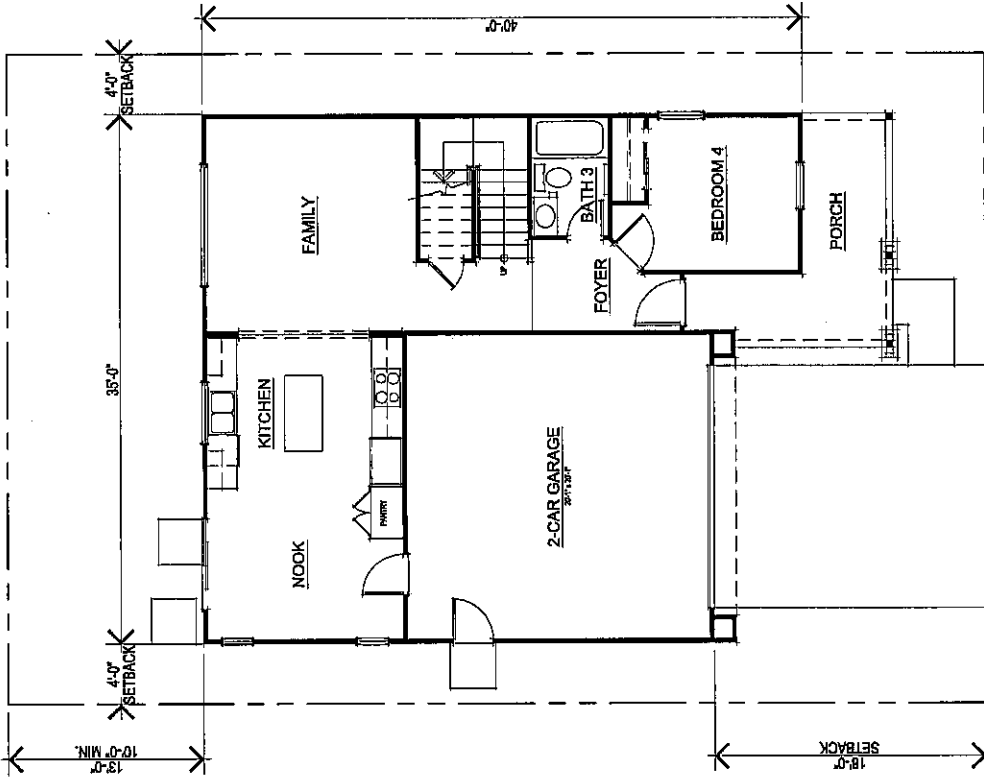
DATE: NOVEMBER 17, 2000

SHEET C-3



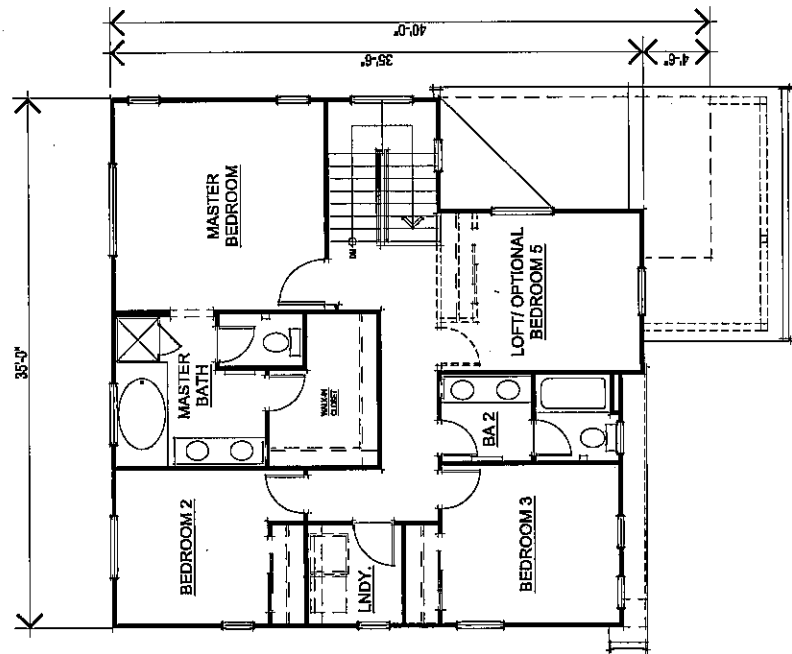






FIRST FLOOR PLAN

| SQUARE FOOTAGE |              |
|----------------|--------------|
| FIRST FLOOR:   | 831 SQ. FT.  |
| SECOND FLOOR:  | 1055 SQ. FT. |
| TOTAL:         | 1886 SQ. FT. |
| 2-CAR GARAGE:  | 418 SQ. FT.  |



SECOND FLOOR PLAN

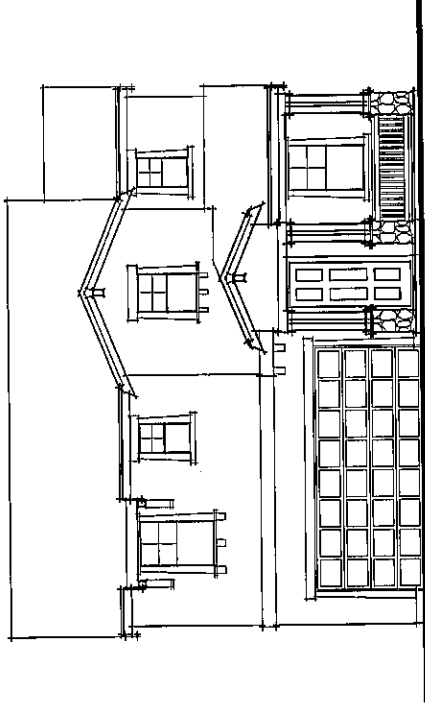
A 1



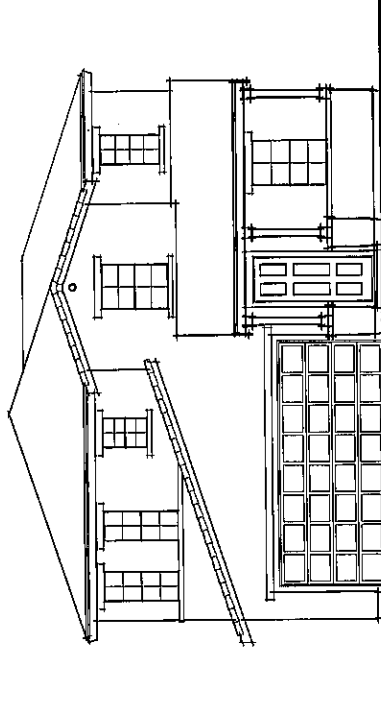
SDG Architecture + Engineering  
 3361 Walnut Blvd. Suite 120 Brentwood, CA 94513  
 925.834.7000 www.sdgaesign.com

Cedar Grove, San Bruno

Lennar Homes  
 6121 Bollinger Canyon Road San Ramon, CA 94583  
 2.01.11

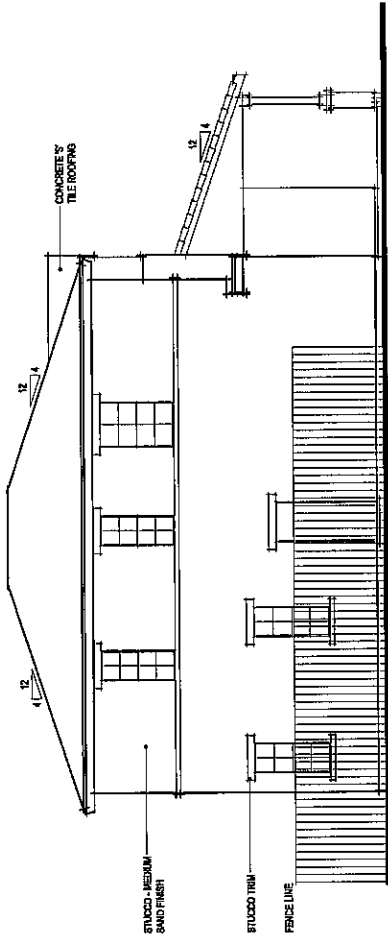


CRAFTSMAN FRONT ELEVATION



SPANISH FRONT ELEVATION

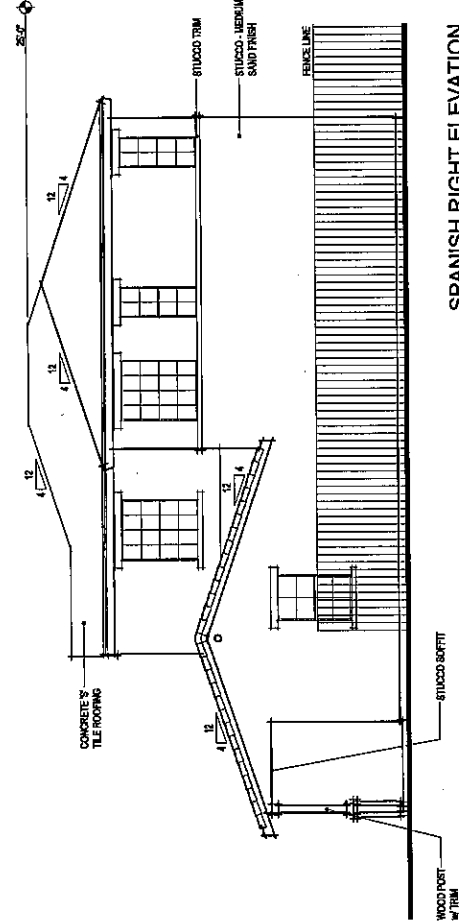




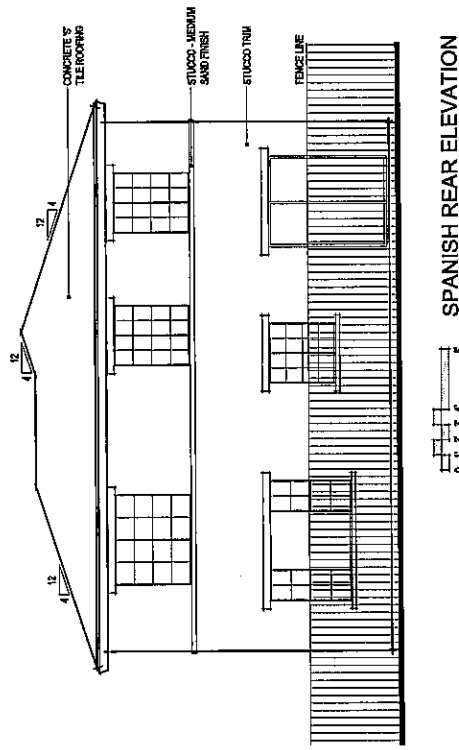
SPANISH ROOF PLAN



SPANISH LEFT ELEVATION



SPANISH RIGHT ELEVATION



SPANISH REAR ELEVATION

Cedar Grove, San Bruno

Lennar Homes

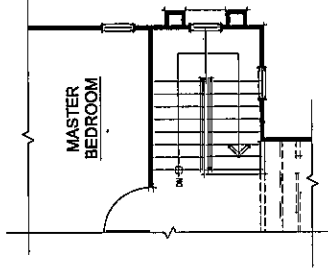
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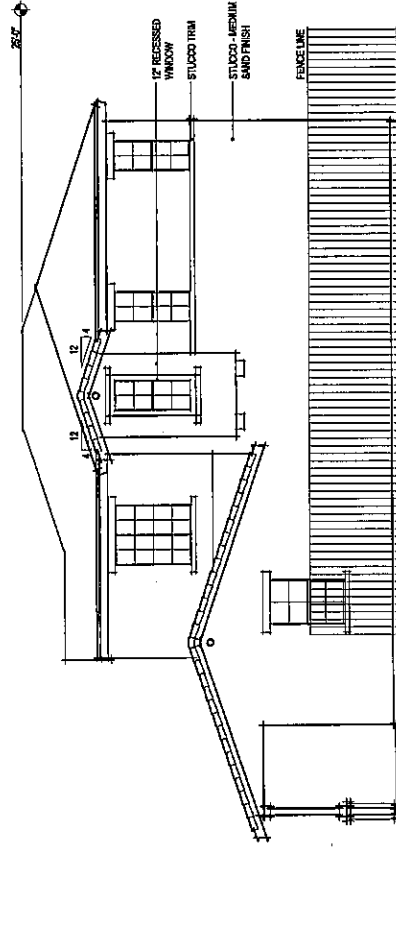
Plan 1 A3

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ENHANCED SECOND  
FLOOR PLAN @ LOT 10



ENHANCED SPANISH  
RIGHT ELEVATION @ LOT 10



Cedar Grove, San Bruno

Lennar Homes

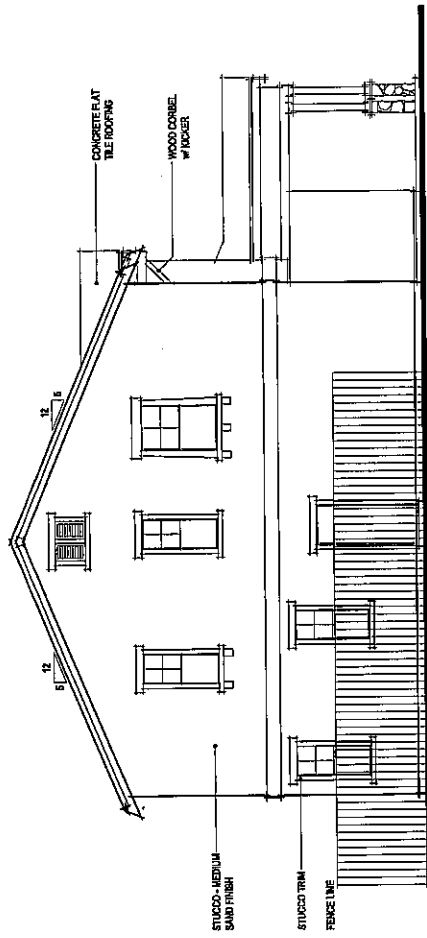
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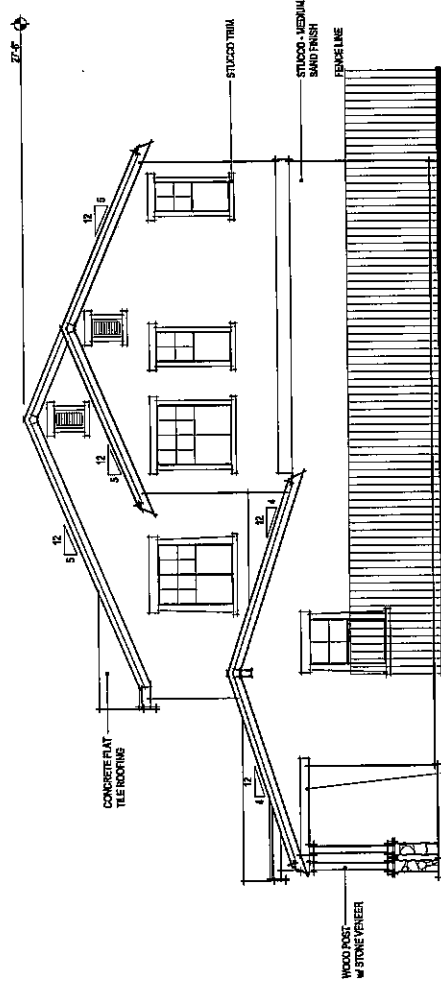
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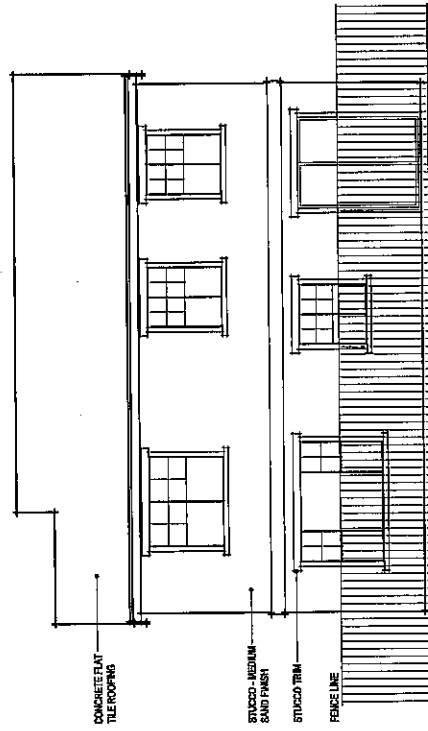




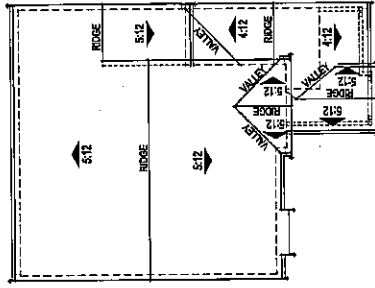
CRAFTSMAN LEFT ELEVATION



CRAFTSMAN RIGHT ELEVATION



CRAFTSMAN REAR ELEVATION



CRAFTSMAN ROOF PLAN

Cedar Grove, San Bruno

Lennar Homes

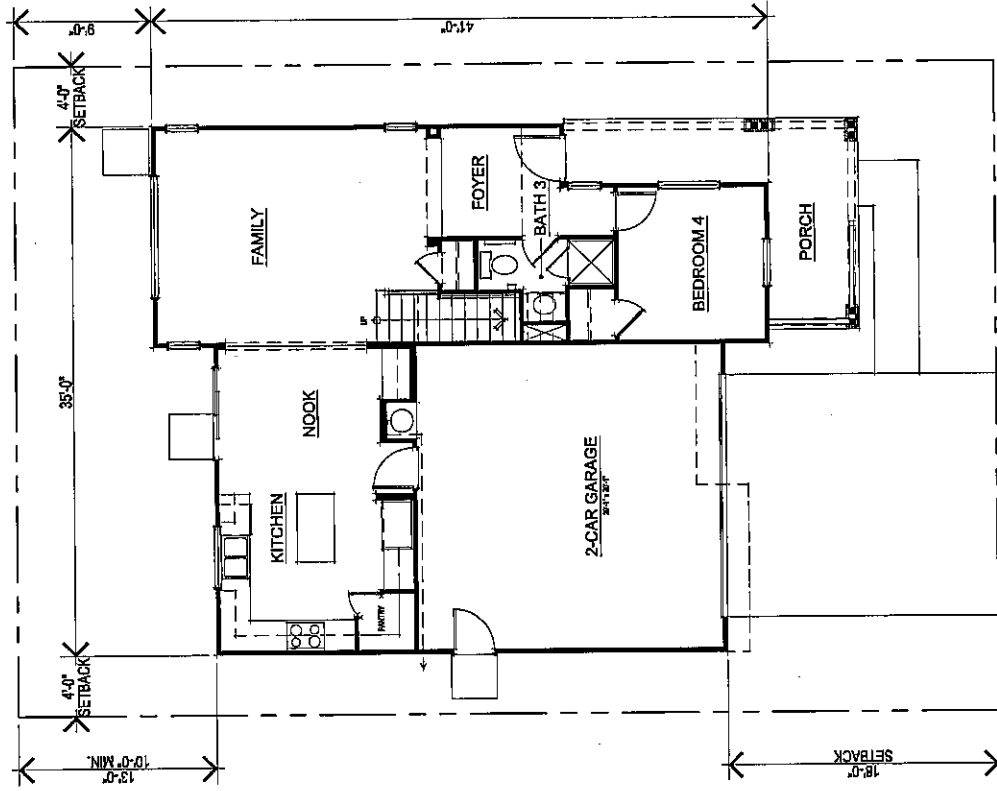
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Plan 1 A5

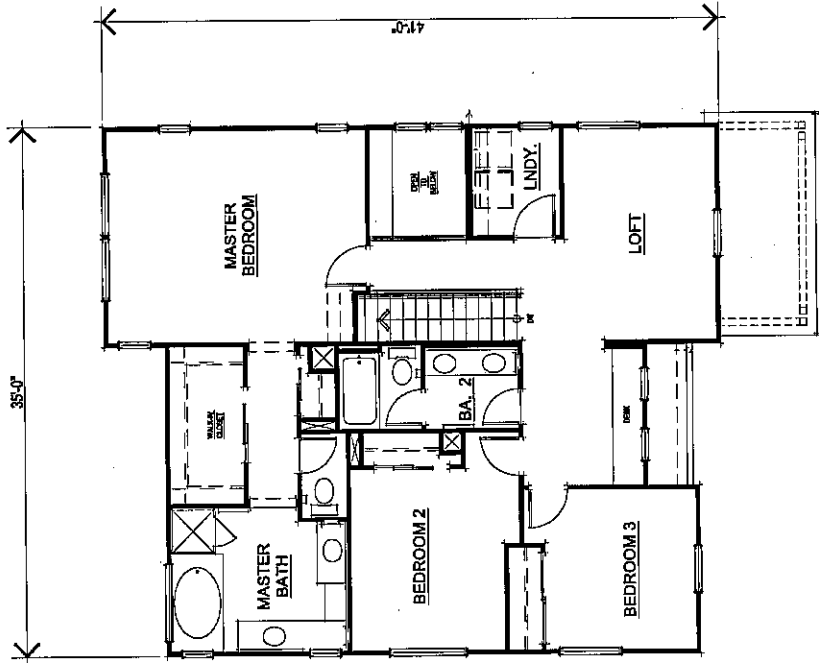
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925.634.7000 www.sdgroupdesign.com



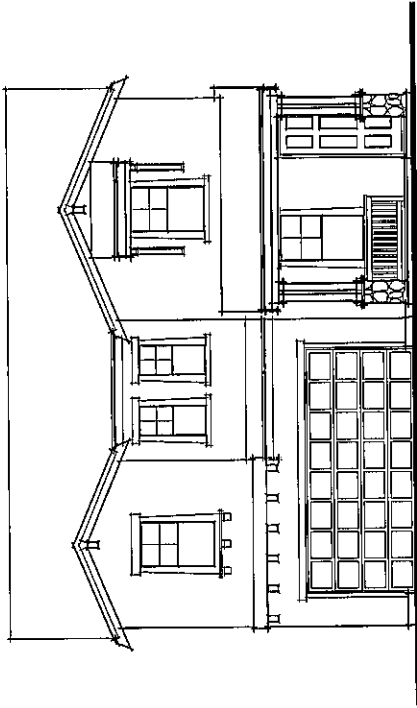


FIRST FLOOR PLAN

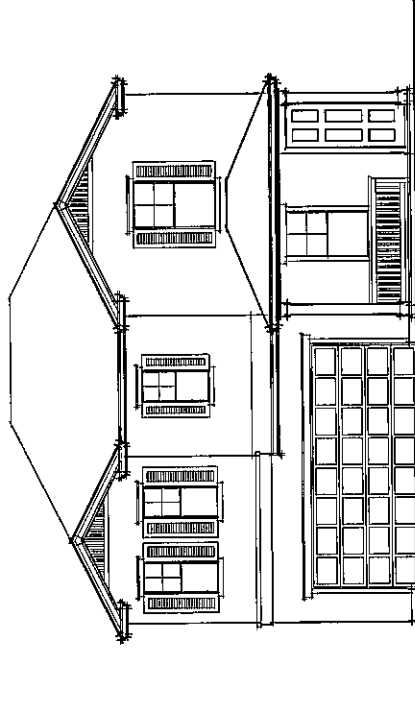
| SQUARE FOOTAGE |              |
|----------------|--------------|
| FIRST FLOOR:   | 819 SQ. FT.  |
| SECOND FLOOR:  | 1219 SQ. FT. |
| TOTAL:         | 2038 SQ. FT. |
| 2-CAR GARAGE:  | 400 SQ. FT.  |



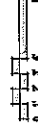
SECOND FLOOR PLAN



CRAFTSMAN FRONT ELEVATION



FARMHOUSE FRONT ELEVATION



Cedar Grove, San Bruno

Lennar Homes

8121 Bollinger Canyon Road San Ramon, CA 94583

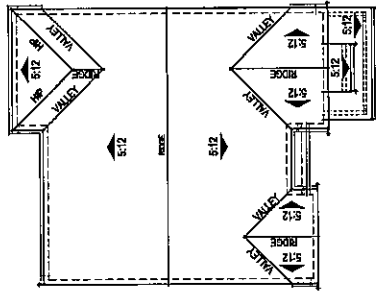
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Plan 2 A7

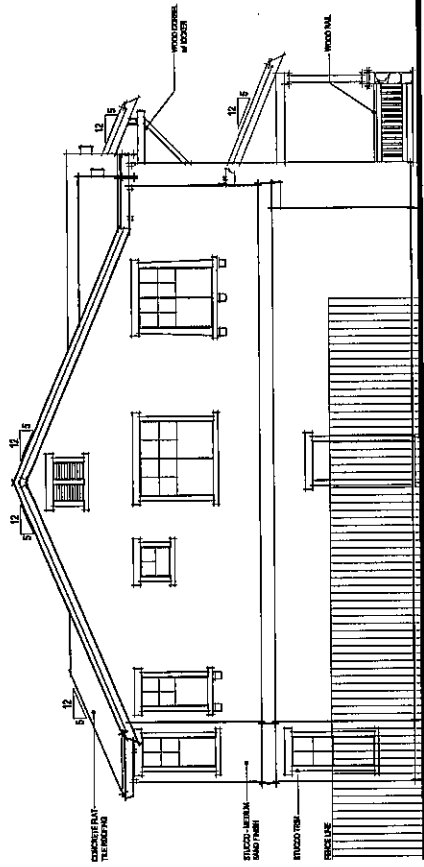
SDG Architecture + Engineering  
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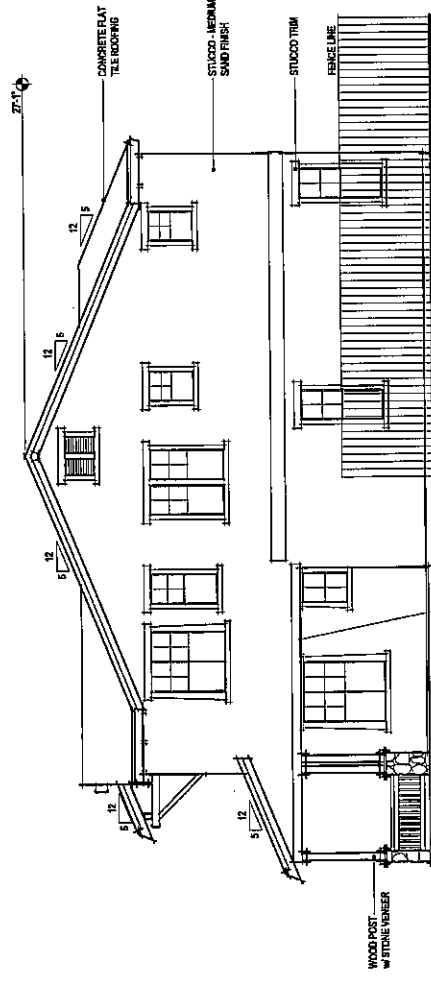




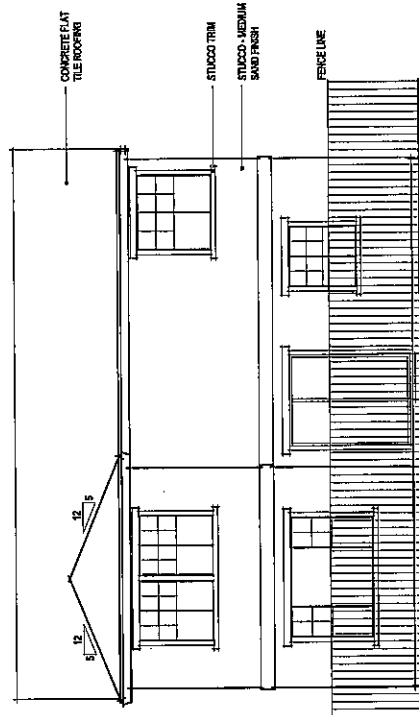
CRAFTSMAN ROOF PLAN



CRAFTSMAN LEFT ELEVATION

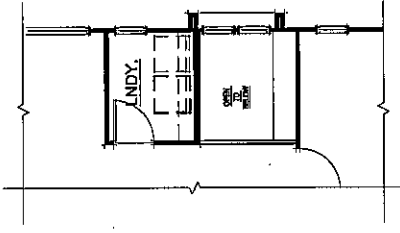


CRAFTSMAN RIGHT ELEVATION

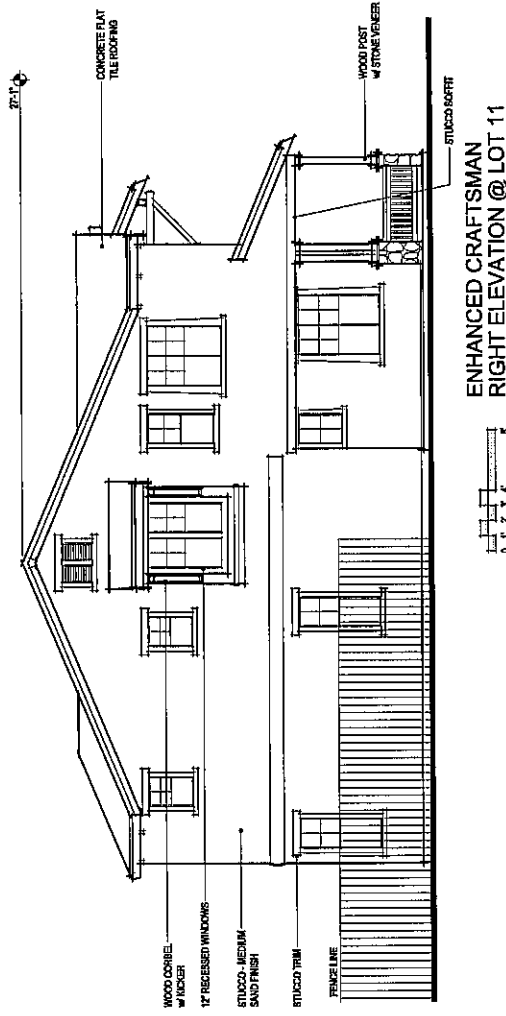


CRAFTSMAN REAR ELEVATION





ENHANCED SECOND  
FLOOR PLAN @ LOT 11



ENHANCED CRAFTSMAN  
RIGHT ELEVATION @ LOT 11

Cedar Grove, San Bruno

Lennar Homes

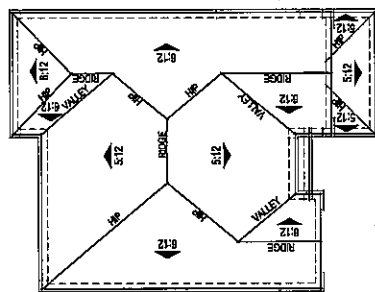
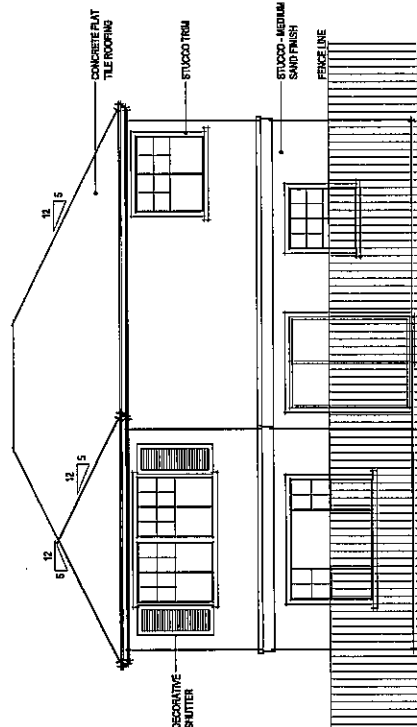
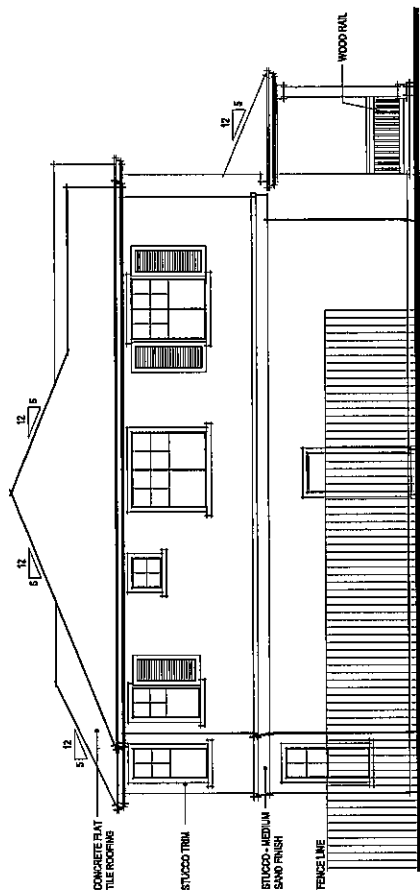
6121 Ballinger Canyon Road San Ramon, CA 94583

2.01.11

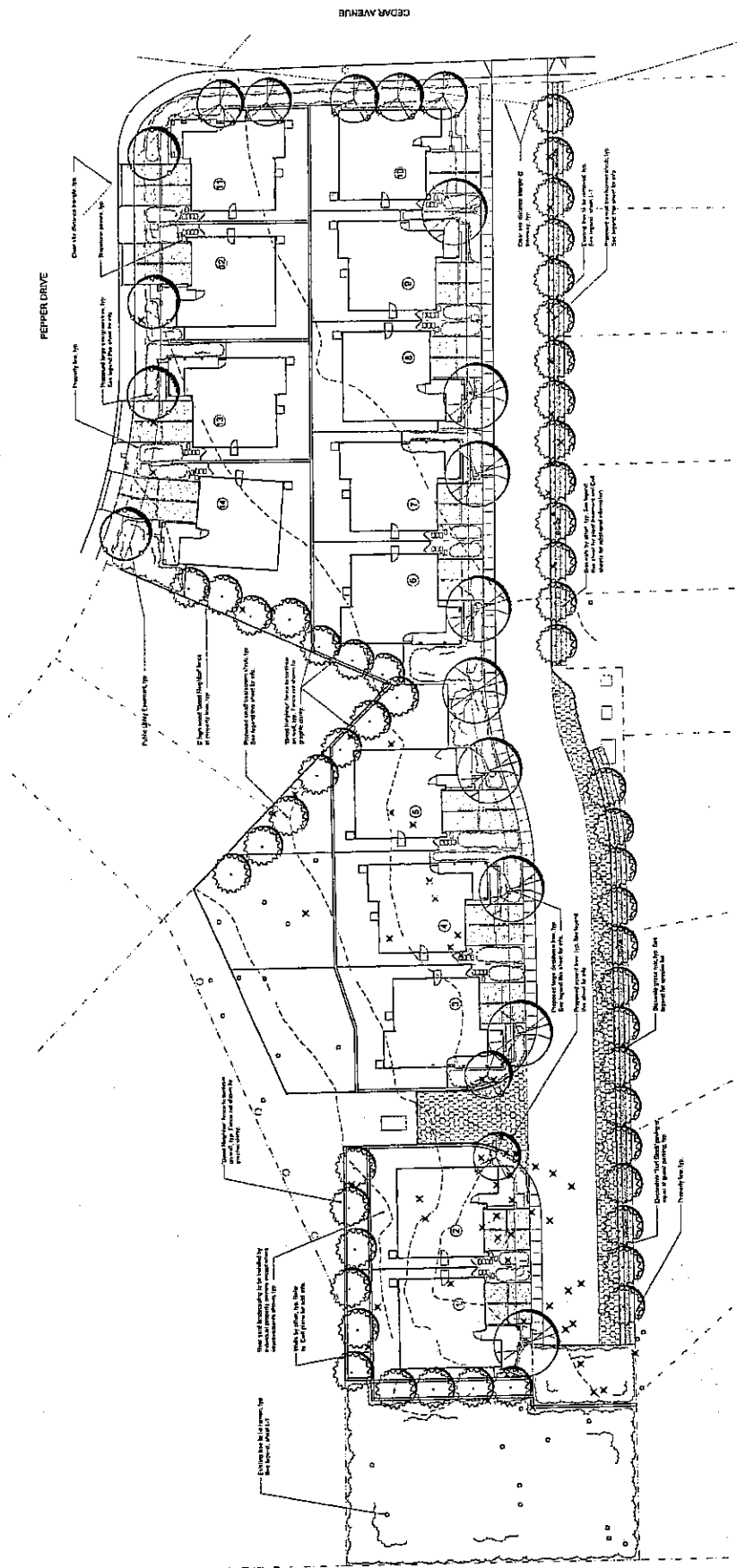
Plan 2 A9









SDG Architecture + Engineering  
3361 Walnut Blvd, Suite 120 Brentwood, CA 94513  
925.634.7000 www.sdgaesign.com









| PLANTING LEGEND   |                |              |     |          |                  |                   |                         |   |                 |                 |     |          |
|---|----------------|--------------|-----|----------|------------------|-------------------|-------------------------|---|-----------------|-----------------|-----|----------|
| TREES   |                |              |     |          |                  |                   |                         |   |                 |                 |     |          |
| SYN   | BOTANICAL NAME | COMMON NAME  | QTY | SIZE     | SIZE AT MATURITY | YEARS TO MATURITY | PLANT CHARACTERISTICS   | SYN   | BOTANICAL NAME  | COMMON NAME     | QTY | SIZE     |
|  | White oak      | White oak    | 20  | 15 gal   | 40-50' H         | 4-10 yrs          | Evergreen, upright tree |  | Asplenium nidus | Asplenium nidus | 20  | 15 gal   |
|  | Yucca glauca   | Yucca glauca | 2   | 30" tree | 40-50' H         | 4-10 yrs          | Evergreen, upright tree |  | Yucca glauca    | Yucca glauca    | 2   | 30" tree |
|  | Yucca glauca   | Yucca glauca | 4   | 30" tree | 40-50' H         | 4-10 yrs          | Evergreen, upright tree |  | Yucca glauca    | Yucca glauca    | 4   | 30" tree |
|  | Yucca glauca   | Yucca glauca | 8   | 30" tree | 40-50' H         | 4-10 yrs          | Evergreen, upright tree |  | Yucca glauca    | Yucca glauca    | 8   | 30" tree |







OCT 12 2010

RECEIVED

October 12, 2010

Lisa Costa Sanders  
City of San Bruno Community Development Department  
567 El Camino Real  
San Bruno, CA 94066-4247

RE: Statement in Support of the Application for the Development of 14 Single-Family Homes located at  
599 Cedar Avenue, San Bruno.

Ms. Costa Sanders,

This memorandum serves as the Applicants Statement required for the Planned Unit Permit, Architectural Review and Tentative Map applications submitted for a 1.92 Acre parcel located at 599 Cedar Avenue in San Bruno.

### **Project Background**

Lennar Homes of Northern California ("Lennar") and Westgate Ventures ("WGV") seek Planning Commission approval to construct 14 single-family homes on the property owned by the Peninsula Christian Fellowship Church ("PCFC"). The site is currently vacant except for a mobile office trailer used by the owner and parking area serving the trailer. In 2002, the PCFC's church burned down. Since then, the PCFC and an earlier development partner have submitted various development proposals to the city.

The first included the construction of a larger church and seven single-family attached homes. After this proposal faced significant neighborhood opposition, who cited the incongruence of a large church in an otherwise purely residential setting, it was withdrawn and the applicant applied to the city for the development of 14 three-story townhomes. This was also withdrawn as neighbors objected to the size of the units and the incompatibility of the massing and architectural style of the program with the surrounding neighborhood.

Subsequently, a program which called for the development of 14 single-family detached homes was proposed and later approved by Planning Commission in June 2008. This revised project included two-story homes ranging in size from 2,721 SF to 3,249 SF. For various reasons, among them the recent economic downturn, construction for this program never commenced. The earlier development partner is no longer associated with the current application.

Lennar and WGV began review of the approved program in early 2010, hoping to construct the project with minor modification. However, upon a more detailed evaluation, we decided to make major revisions and improvements to the program.





### **Neighborhood Context and Project Design**

After reviewing the Planning Commission minutes and written record of neighbor concerns regarding the previously approved plan, we endeavored to create a program that could far better be woven into the fabric of the existing neighborhood.

The neighborhood surrounding Cedar Grove consists of an eclectic mix of one and two-story single-family homes, built predominantly in the 1950s and 1960s. As was common during that period, many of the structures were constructed with stucco facades and low pitched roofs. These homes also have some accent wood siding, minor stone or brick veneer, and accent shutters. Compared to the previously approved program, we have drastically reduced the sizes of the homes to better fit the neighborhood, whose houses typically fall into the 1500 to 2000 SF range, net of a two car garage. The two proposed plans are approximately 1,886 SF and 2,038 SF, respectively.

While there is no particular architectural style that defines the neighborhood, the existing houses could broadly be considered traditional in their appeal. To match the charm of its immediate surroundings, we have designed Cedar Grove's homes with three elevation styles that typify the spirit of simplicity and modest elegance.

- A. The Spanish style has an S-tile roof with predominantly gable roof forms. The porch has low garden walls with exposed wood posts. The windows have a vertical proportion with head and sill accent trim.
- B. The Craftsman style includes low sloping, flat concrete tile roofs with gable forms. The porches are constructed with double wood columns with a stone veneer base. The windows are treated with a craftsman style trim. Corbel details are included at some window trims and gable roofs.
- C. The Farmhouse style is denoted with flat concrete tile hip roofs with gable accent elements. The gable elements include a wood accent detail. The vertical window style also includes accent shutters at some locations.

All of the elevations include a usable single story porch element that extends beyond the front of the garage.

The previously approved program featured large plans with garage and carport dominated facades. The two-story massing elements of this previous program were emphasized by the parking configuration employed in a number of the plans whereby the drive apron was covered by the second story living area and deck of the home. The heavy second story massing of these homes was further accentuated by close proximity of these homes to each other and to the existing street. The homes in the previous program were uniformly separated by a distance of



six-feet. In addition, many of the homes had second story decks whose horizontal setback from the sidewalk was only five-feet.

In the currently proposed program, separation between the units is a minimum of eight-feet while the homes fronting the existing neighborhood on Pepper now have a ten to twelve foot separation between units. No decks or living area cover the drive apron as in the previously approved program.

We have created a program that creates minimal impact on the privacy of the properties immediately adjacent to the property. The proposed site plan includes four homes facing north toward the existing neighborhood on Pepper Drive. The remaining ten homes are oriented toward a new internal road that loads off Cedar Avenue and traverses the property. This creates a buffer between the existing neighborhood and the Cedar Grove project. In contrast to the previously proposed program, all homes will now be situated to the north of the new road, creating a far larger setback away from the existing homes on Hawthorne Avenue, thus preserving the rear yard privacy of those residents. In fact, only one existing home bordering the project will have a new home immediately next to it. The side yard setback for this lot (Lot #14) has been increased to maintain the privacy of this neighbor.

No homes will front Cedar Avenue, thus preserving the existing street parking on the eastern border of the new community.

### **Residential Design Guidelines**

In designing Cedar Grove, we spent considerable time reviewing the city's recently adopted Residential Design Guidelines. The organizing principals around which the program was devised are simplicity and tradition, which dovetail with the spirit of those guidelines. The following are some of the key elements we've employed to ensure that Cedar Grove achieves both compatibility with the surrounding neighborhood and the aims set forth by the Design Guidelines.

#### **3.1 – Neighborhood Compatibility**

The plotting of the homes is sympathetic to the existing neighbors with increased setbacks along the existing homes. Cedar Grove lot elevations are also lower than the existing homes so that privacy and solar access of the neighbors is maintained. The homes also consist of similar styles and simple forms that relate to the existing neighborhood. Garages are pushed back behind the living space and are accessed with the minimum required pave space for the drive apron.

#### **3.2 – Setbacks and Articulation**

Setbacks in the new project are compatible with the existing homes, especially as on Pepper Drive where new and existing structures will be side by side. In this important area on Pepper Drive, side yard setbacks are between five and eight feet to better match the existing



neighborhood. Side setbacks for the internal portion of the program are generally four-feet. Front setbacks within Cedar Grove vary considerably but provide a minimum dimension of approximately 12-feet.

In terms of articulation, Cedar Grove's elevations complement that of its existing neighbors, offering recessed garages, porches and other horizontal plane changes which shall provide a proper sense of depth and variation to the building facades.

The corner lots (Lots #10 and #11) have also been designed to maintain a strong street presence toward the existing neighborhood, as the good neighbor fence has been pulled back to preserve a more attractive landscaping area in which to plant trees orienting toward neighbors on Cedar Drive.

### 3.3 - Parking

Cedar Grove's two-car garages are designed to be compatible in size with the existing homes, which also provide mostly two-car garages facing the street. To avoid the appearance of a garage dominated streetscape, garages have been pushed back beyond structural elements such as usable front porches and pop-out living space. Per the elevation style, many of the garage doors will also have windows over the garage doors, thus further minimizing the visual impact of the garage from the sidewalk and street.

On select plans, doors have been recessed from the building façade to further increase articulation and diminish their visual impact. Front walkways for the typical lot are also fed off the driveway, thus reducing the amount of paving in the front yard.

### 3.4 – Architectural Style

Each of the elevations proposed represents a traditional architectural style commonly found in San Bruno or the Bay Area and are compatible with the neighborhood in materials, massing, and details. As the homes in the surrounding neighborhood can be characterized by traditional charm, Cedar Grove's architecture has been designed to be simple and elegant without being ostentatious. This translates into simple forms and massing without extraneous and inappropriate ornamentation.

To better match the scattered single story homes in the area, the porches and roof elements above provide a strong architectural tie in with those units in the neighborhood. The detailing of the windows has been carried around to all sides of the homes.

### 3.5 – Building Forms

The new homes are designed with fairly simple roof forms and massing to match the existing neighborhood. The existing homes have a variety of roof orientations as does this project. The



WESTGATE VENTURES

entry porches on the new homes are usable, but kept relatively low and understated as the existing homes have minimal porch elements.

### 3.6 – Second Story Treatment

The Cedar Grove homes are consistent in size with houses in the existing neighborhood and thus avoid the abrupt and incompatible massing and bulk transitions within the streetscape.

The second floors relate well proportionally to the first, with some areas set back and other areas cantilevered for variety. To minimize the height and bulk of the second story, low pitched roofs have been employed. These homes respect the front and rear daylight plane requirements in the Daylight Plane Option in Section 3.6.2 of the guidelines.

### 3.7 - Entries

All of the new homes include a usable porch element. These elements match the style of the homes with garden walls at the Spanish style and stone veneer columns at the Craftsmen. The scale of the porches is kept down in order to fit more readily into the neighborhood context.

### 3.8 – Doors and Windows

The door and window details and proportions of the Cedar Grove homes are consistent with the selected architectural styles. Window trim styles are carried around all sides of the homes.

### 3.9 – Materials and Colors

Cedar Grove homes were designed with specific architectural themes in mind and include colors, materials, and details consistent with those styles.

### 3.10 – Architectural Details

Features for Cedar Grove such as window trim, shutter and porch detailing are consistent with the architectural style of the homes as well as with the existing neighborhood. All windows are trimmed appropriate to their thematic style. In some cases this is head and sill trim, typical of Spanish style architecture, and in others there are head, sill and jamb trim. Craftsman porches are defined by wood posts with stone veneer bases, typical of Craftsman style architecture. These porches also have wood railing. Also on the Craftsman elevation of the Plan 2 there is a shed roof with corbel and kicker detail. This provides variety within the elevation and is also typical of Craftsman architecture. The Farmhouse elevation uses shutters to accent windows at the front of the home. This treatment is also carried around to the rear elevation.

### 3.12 – Open Space and Landscaping

This project provides for a large open space at the west side which preserves numerous mature trees. We will also be preserving a number of oak trees in the rear of the site at the rear of Lots #3 and #4. The front yards will be completely landscaped with a good neighbor fence between



WESTGATE VENTURES

side yards. In addition, new landscaping shall be planted on the southern perimeter of the property to maintain the privacy of the southerly neighbors on Hawthorn Ave.

### 3.13 – Privacy and Solar Access

This project has been designed to reduce the impact on the privacy of the adjacent neighbors. Only one of the 14 proposed new homes (Lot #14) will be immediately adjacent to any existing residences; the setback at this location was increased. All other homes in the new community are separated from the surrounding neighborhood by an existing or proposed new street. The homes along Hawthorne that back the project have been buffered by the drive aisle to keep the privacy of the rear yards.

### Power Lines

Considerable attention has been paid to the power lines crisscrossing the property by both Planning Commission and the neighbors in past meetings with the previous applicant. The proposed plan is to underground the electric lines on site as much as possible and to relocate most of the poles that must remain to the northwest border of the property, which is shared with the PG&E substation. It is worth noting that all power lines on either side of the property are above ground. Connecting the proposed undergrounded lines to these above ground lines requires that the below grade lines 'rise' to connect to the existing power poles. This requires that the lines rise on existing or new poles on the project property or on that of the existing neighbors. As such, the relocated poles are a necessity.

It should be noted that Final design approval will ultimately depend on PG&E. We have contacted PG&E to discuss the above plan and they have no objections to our conceptual proposal at this time.

### Community Outreach

Prior to this submittal, we have discussed this program with neighbors, both in person and on the telephone. We also held a neighborhood meeting on September 28<sup>th</sup> to discuss the proposal and solicit neighbor input on the program. The neighbor reaction to the proposal has been quite positive, especially as it relates to the revised orientation of the homes and to the reduced sizes of the houses.

Sincerely,

Wilson Hu  
Vice President



OCT 12 2010

RECEIVED

October 12, 2010

Lisa Costa Sanders  
City of San Bruno Community Development Department  
567 El Camino Real  
San Bruno, CA 94066-4247

RE: Text Explanation of Items Checked in the San Mateo Countywide Sustainable Buildings Checklist

Ms. Costa Sanders,

This memorandum summarizes the means by which Lennar plans to achieve the aims checked in the San Mateo Countywide Sustainable Buildings Checklist.

**Item #5.** The homes have been sited away from existing public streets and neighbors, and are spaced to maximize setbacks. This creates open space around each home, thus reducing the "heat island effect" which can be caused by too many urban structures and concrete and insufficient open space. Exterior paving has also been minimized, allowing more space for landscape planting. Walkways, for instance feed off the drive aprons.

**Item #6.** Ten of the 14 Cedar Grove homes will be oriented toward the south. This orientation allows for maximum winter solar gains and will reduce unwanted summer sun. Deciduous street trees will be provided along the "south-facing" frontage of lots #1-10 thus further providing shade in the summer and allowing heat gain in the winter.

**Item #7.** The homes have been significantly reduced in size from those previously approved for the site.

**Item #8.** The goal of the rough grading plan is for a balanced cut and fill of the entire site. Retaining walls are being utilized in order to preserve and protect a number of existing trees and slopes. The use of the latest "BMP" technology will help protect existing and newly engineered soil during construction.

**Item #9.** Native and "Mediterranean Climate" vegetation will be planted in both the front yard and common area landscape. Such landscaping is appropriate for dry summers, with little or no rain and mild, wet winters. As such, maintenance and use of pesticides is minimized.

**Item #11.** An equivalent of "turf block" will be used in the street parking and turnaround for storm water management. The entire project is designed to drain toward either a private or common area vegetated bio-swale before entering the City storm drain system.

**Item #13.** Where horticulturally appropriate, drip irrigation in select watering zones will be used to conserve water. Areas shall be irrigated specifically to meet the needs of each plant type, eliminating over/under watering with irrigation suited to another zone.



- Item #18.** Two car garages measuring at least 20' x 20' should allow for adequate storage space for recyclables.
- Item #19.** Lennar uses flyash concrete as a standard for all concrete applications.
- Item #26.** Monier concrete tiles will be utilized, which provide for a durable, long lasting roof.
- Item #27.** Cool roof tiles are used on a number of select homes at Cedar Grove.
- Item #31.** The covered porch and awnings will provide shade to a number of windows at Cedar Grove. A number of trees have are planned for planting on the south and east sides of the houses to provide cover.
- Item#32.** Placement of windows at Cedar Grove has been designed to provide ample sunlight to the interiors, improving the indoor environment.
- Item #33.** Low E glass will be employed in all windows and sliders at Cedar Grove.
- Item #34.** Rubber insulated exterior doors and double paned insulated windows will be used.
- Item #35.** Low flow Eco-Performance faucets and shower heads will be used and 1.28 gallon toilets will be installed at Cedar Grove.
- Item #36.** Water conserving, energy star rated dishwashers will be installed at Cedar Grove.
- Item # 42.** All lighting fixtures to be installed at Cedar Grove shall be fluorescent.
- Item #44.** All appliances to be installed by Lennar at Cedar Grove shall be Energy Star rated.
- Item #49.** Lennar has a policy goal of achieving standards 15% or more higher than State Title-24 requirements.
- Item #50.** Cedar Grove HVAC equipment shall achieve a 90% or higher AFUE (Annual Fuel Utilization Efficiency).
- Item #53.** All ducts in Cedar Grove homes will be insulated and HERS (Home Energy Rating System) certification will be obtained for all units.
- Item #54.** Cedar Grove homes will be dual zoned for greater heating and cooling efficiency.
- Item #56.** Puron, a chlorine-free, non ozone-depleting refrigerant shall be used in A/C systems at Cedar Grove.
- Item #57.** Formaldehyde-free fiberglass insulation and cellulose insulation will be used.
- Item #65.** Low or Zero VOC paints will be used at Cedar Grove.



Please feel free to contact me if you have any questions regarding the above. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'Wilson Hu', with a stylized flourish at the end.

Wilson Hu  
Vice President



| Goal: Create a more sustainable community                    |    |  |         |
|--|----|--|---------|
| <input type="checkbox"/>                                     | 1  | Build mixed-use developments and provide public amenities such as open space   | c m     |
| <input type="checkbox"/>                                     | 2  | Cluster development to minimize paving and utilities, and to preserve open space   | c m     |
| <input type="checkbox"/>                                     | 3  | Reuse a brownfield or previously occupied site   | c m     |
| <input type="checkbox"/>                                     | 4  | Design for easy pedestrian, bicycle, and transit access  | c t m   |
| Goal: Respect your site                                      |    |  |         |
| <input checked="" type="checkbox"/>                          | 5  | Design and landscape to create comfortable micro-climates and reduce heat island effects   | c m s   |
| <input checked="" type="checkbox"/>                          | 6  | Optimize building orientation for heat gain, shading, daylighting, and natural ventilation   | c m s   |
| <input checked="" type="checkbox"/>                          | 7  | Reduce building footprint - smaller is better  | c m s   |
| <input checked="" type="checkbox"/>                          | 8  | Limit site impacts, balance cut and fill, preserve existing vegetation and protect soil during construction                        | c m s   |
| <input checked="" type="checkbox"/>                          | 9  | Use native plants that are drought-resistant, create habitat for indigenous species, and do not require pesticides for maintenance | c m s   |
| <input type="checkbox"/>                                     | 10 | Use recycled rubble for backfill drain rock  | c m s   |
| Goal: Save water and reduce local water impacts              |    |  |         |
| <input checked="" type="checkbox"/>                          | 11 | Maximize onsite stormwater management through landscaping and permeable pavement   | c m s   |
| <input type="checkbox"/>                                     | 12 | Use rainwater harvesting   | c m s   |
| <input checked="" type="checkbox"/>                          | 13 | Use water-conserving landscape technologies such as drip irrigation, moisture sensors, and watering zones                          | c m s   |
| Goal: Reduce, reuse, recycle                                 |    |  |         |
| <input type="checkbox"/>                                     | 14 | Reuse a building (renovate) instead of tearing down and rebuilding   | c t m s |
| <input type="checkbox"/>                                     | 15 | Deconstruct old buildings for materials reuse (salvage)  | c t m s |
| <input type="checkbox"/>                                     | 16 | Recycle construction & demolition waste  | c t m s |
| <input type="checkbox"/>                                     | 17 | Design for durability and eventual reuse   | c t m s |
| <input checked="" type="checkbox"/>                          | 18 | Provide adequate space for storing and handling recyclables  | c t m s |
| Goal: Make concrete with sustainable materials               |    |  |         |
| <input checked="" type="checkbox"/>                          | 19 | Use flyash in concrete   | c t m s |
| <input type="checkbox"/>                                     | 20 | Use recycled aggregate in non-structural concrete  | c t m s |
| <input type="checkbox"/>                                     | 21 | Use prefabricated forms or save and reuse wood form boards   | c t m s |
| Goal: Design to save wood and labor                          |    |  |         |
| <input type="checkbox"/>                                     | 22 | Use spacings, sizes, and modular dimensions that minimize lumber use and optimize performance                                      | c t m s |
| <input type="checkbox"/>                                     | 23 | Use engineered lumber or metal stud framing to replace solid-sawn lumber   | c t m s |
| Goal: Support sustainable forests                            |    |  |         |
| <input type="checkbox"/>                                     | 24 | Use sustainably harvested lumber (FSC certified) for wood framing  | c t m s |
| <input type="checkbox"/>                                     | 25 | Use reclaimed or salvaged lumber   | c t m s |
| Goal: Make a sustainable roof                                |    |  |         |
| <input checked="" type="checkbox"/>                          | 26 | Use durable roofing materials  | c m s   |
| <input checked="" type="checkbox"/>                          | 27 | Use a cool roof  | c m     |
| <input type="checkbox"/>                                     | 28 | Use a green or living roof   | c m s   |
| Goal: Support healthy environments and sustainable forests   |    |  |         |
| <input type="checkbox"/>                                     | 29 | Use sustainable siding materials   | c m s   |
| <input type="checkbox"/>                                     | 30 | Use sustainable decking materials  | c m s   |
| Goal: Save energy through passive design                     |    |  |         |
| <input checked="" type="checkbox"/>                          | 31 | Provide shading on east, west and south windows with overhangs, awnings, or deciduous trees  | c m s   |
| <input checked="" type="checkbox"/>                          | 32 | Plan windows and skylights, light shelves, and window treatments to provide daylight that improves indoor environments             | c t m s |
| <input checked="" type="checkbox"/>                          | 33 | Choose window sizes, frame materials, and glass coatings to optimize energy performance  | c m s   |
| <input checked="" type="checkbox"/>                          | 34 | Stop air leakage at doors and windows  | c m s   |
| Goal: Save water and energy in plumbing systems              |    |  |         |
| <input checked="" type="checkbox"/>                          | 35 | Use water-conserving plumbing fixtures   | c t m s |
| <input checked="" type="checkbox"/>                          | 36 | Use water-saving appliances and equipment  | c t m s |
| <input type="checkbox"/>                                     | 37 | Insulate hot and cold water pipes  | c t m s |
| <input type="checkbox"/>                                     | 38 | Use heat recovery equipment, tankless water heaters and/or on-demand hot water circulation pumps                                   | c t m s |
| <input type="checkbox"/>                                     | 39 | Pre-plumb for future graywater use for toilet flushing and landscape irrigation  | c m s   |
| Goal: Reduce environmental impacts from materials production |    |  |         |
| <input type="checkbox"/>                                     | 40 | Use sustainable materials for pipes  | c t m s |

NAME: CEGAR GRANE  
 SITE ADDRESS: 599 CEDAR AVE  
 PERMIT NUMBER: \_\_\_\_\_

Permit applicants are required to complete and return this checklist as part of the permit and planning process. Place a check mark next to each sustainable building practice planned for your project. For assistance, contact your city or call the RecycleWorks hotline at 1-800-442-2666.

**KEY**

c Commercial/  
Industrial  
 t Tenant  
Improvement  
 m Multi-family  
housing  
 s Single-family  
home

# SAN MATEO COUNTYWIDE SUSTAINABLE BUILDINGS CHECKLIST

|   |    |   |         |
|---|----|---|---------|
|   |    |   |         |
| <b>Goal: Save energy in lighting</b>  |    |   |         |
|   | 41 | Design lighting levels for actual use, and use task lighting to reduce general lighting levels  | c t m s |
| ✓   | 42 | Use energy-efficient lamps and lighting fixtures  | c t m s |
|   | 43 | Use lighting controls that save energy such as occupancy sensors  | c t m s |
| <b>Goal: Save energy in equipment use</b>   |    |   |         |
| ✓   | 44 | Use ENERGY STAR® appliances   | c t m s |
|   | 45 | Use a building energy management system   | c t m   |
| <b>Goal: Save energy through passive design</b>                                   |    |   |         |
|   | 46 | Use passive solar design, thermal mass, and insulation to reduce space heating needs  | c m s   |
|   | 47 | Replace air conditioning with natural ventilation and passive cooling   | c m s   |
|   | 48 | Use ceiling fans for comfort cooling, and use a whole-building fan for night-time cooling   | c t m s |
| ✓   | 49 | Upgrade wall, floor, and ceiling insulation to exceed minimum State requirements  | c m s   |
| <b>Goal: Save energy in equipment use</b>   |    |   |         |
| ✓   | 50 | Use high-efficiency equipment including furnaces, boilers, fans, and pumps  | c m s   |
|   | 51 | Use heat recovery equipment   | c m s   |
|   | 52 | Use geothermal systems, cogeneration, or other alternatives for heating and cooling   | c m     |
| ✓   | 53 | Place ductwork within conditioned space, seal joints properly, and clean before occupancy   | c t m s |
| ✓   | 54 | Zone mechanical systems for more efficient heating and cooling  | c t     |
|   | 55 | Use radiant and hydronic systems for increased efficiency, health, and comfort  | c t m s |
| ✓   | 56 | Use equipment without ozone-depleting refrigerants  | t m     |
| <b>Goal: Create healthy indoor environments</b>                                   |    |   |         |
| ✓   | 57 | Use recycled-content, formaldehyde-free fiberglass insulation, cellulose insulation, or other green insulation products                                     | c t m s |
|   | 58 | Separate ventilation for indoor pollutant sources and provide advanced filtration to improve indoor air quality   | c t m s |
|   | 59 | Use clean and efficient alternatives to wood-burning fireplaces   | m s     |
| <b>Goal: Replace fossil fuel use with alternatives</b>                            |    |   |         |
|   | 60 | Generate clean electricity onsite using solar photovoltaics   | c m s   |
|   | 61 | Generate clean electricity onsite using wind turbines   | c m s   |
|   | 62 | Use solar hot-water systems for domestic use and swimming pools   | c m s   |
|   | 63 | Use solar hot-water systems for space heating   | c m s   |
|   | 64 | Pre-plumb for a solar hot-water system  | c m s   |
| <b>Goal: Create healthy indoor environments</b>                                   |    |   |         |
| ✓   | 65 | Use low- or no-VOC, formaldehyde-free paints, stains, and adhesives   | c t m s |
|   | 66 | Use low- or no-VOC carpets, furniture, particleboard, and cabinetry   | c t m s |
|   | 67 | Use exposed concrete as a finished floor  | c t m s |
|   | 68 | Use natural materials such as wool and sisal for carpets and wallcoverings  | c t m s |
|   | 69 | Use sustainable materials for flooring, trim, and interior surfaces   | c t m s |
| <b>Goal: Support the market for recycled materials</b>                            |    |   |         |
|   | 70 | Use recycled-content floor tile, carpets and pads, cabinets, and countertops  | c t m s |
| <b>Goal: Support sustainable forests</b>  |    |   |         |
|   | 71 | Use reclaimed / salvaged, sustainably harvested (FSC certified), or engineered wood for flooring and trim, or use wood alternatives such as bamboo and cork | c t m s |
| <b>Goal: Use creativity and innovation to build more sustainable environments</b> |    |   |         |
|   | 72 | Use insulated concrete forms  | c m s   |
|   | 73 | Use structural insulated panels to replace wood-framed walls  | c t m s |
|   | 74 | Use natural building materials and techniques   | c m s   |
|   | 75 | Other sustainable methods or materials used. <i>Please describe:</i>  | c t m s |

Permit applicants are required to complete and return this checklist as part of the permit and planning process. Place a check mark next to each sustainable building practice planned for your project. For assistance, contact your city or call the RecycleWorks hotline at 1-888-442-2666.

## KEY

c Commercial/  
Industrial  
t Tenant  
Improvement  
m Multi-family  
housing  
s Single-family  
home

Applicant Signature: mbh

## **CEQA ADDENDUM FOR THE CEDAR GROVE PROJECT**

**March 2011**

### **Prior CEQA Analyses and Determinations**

In June, 2008, the San Bruno Planning Commission adopted an Initial Study/Mitigated Negative Declaration dated October 2007, for the Cedar Grove project located on the southwest corner of Cedar Avenue and Pepper Drive. The underlying project consisted of a Tentative Subdivision Map and related entitlements to create individual lots for fourteen three-story townhouse dwellings, a private driveway, and open space. The site would have been graded to allow these improvements. This project was not constructed.

### **Project Description and Changes from Previous Approval**

The current application includes requests for approval of a subdivision map to create fourteen residential lots plus a number of non-buildable lots that would allow construction of fourteen two-story single-family dwellings on individual lots. The project would also include regrading the site to allow for construction of improvements and installation of a private access driveway.

Similar to the approved project, the current project would consist of fourteen dwellings, but, instead of three-story attached townhouses, the current project would allow construction of fourteen two-story detached dwellings on individual lots. Proposed dwellings would be smaller than the approved project, would be shorter by approximately eight feet than approved and would include side yard setbacks to provide separation between dwellings. The design of proposed dwellings would also be designed to be more compatible with the neighborhood than the design of dwellings in the previously approved project.

### **Current CEQA Analysis and Determination that an Addendum is Appropriate for this Project.**

Updated Initial Study. The City of San Bruno has determined that an Addendum is the appropriate CEQA review for the proposed Project. Prior to making this determination, the City reviewed the previous CEQA document to determine if any further environmental review was required for the actions proposed for this project site.

The City prepared an updated Initial Study for the Cedar Grove proposed Project dated February, 2011, attached and incorporated herein by reference. Through this Initial Study, the City has determined that no subsequent EIR or Negative Declaration is required for this project.

No Subsequent Review is Required per CEQA Guidelines Section 15162. CEQA Guidelines Section 15162 identifies the conditions requiring subsequent environmental review. After a

review of these conditions, the City has determined that no subsequent EIR or negative declaration is required for this project. This is based on the following analysis:

- a) *Are there substantial changes to the Project involving new or more severe significant impacts?* There are no substantial changes to the project analyzed in the 2007 Initial Study/Mitigated Negative Declaration. The proposed project would maintain the same number of dwellings as the approved project but would be designed to be more compatible with the surrounding neighborhood. As demonstrated in the Initial Study, the decreased in the size of the dwellings is not a substantial change, will not result in additional significant impacts, and no additional mitigation measures are required.
- b) *Are there substantial changes in the conditions which the Project is undertaken involving new or more severe significant impacts?* There are no substantial changes in the conditions assumed in the 2007 Initial Study. This is documented in the attached Initial Study prepared for this project dated February 2011.
- c) *Is there new information of substantial importance, which was not known and could not have been known at the time of the previous EIR that shows the Project will have a significant effect not addressed in the previous EIR; or previous effects are more severe; or, previously infeasible mitigation measures are now feasible but the applicant declined to adopt them; or mitigation measures considerably different from those in the previous EIR would substantially reduce significant effects but the applicant declines to adopt them?* As documented in the attached Initial Study, there is no new information showing a new or more severe significant effect beyond those identified in the prior Initial Study. Similarly, the current Initial Study documents that no new or different mitigation measures are required for the project. Most, but not all, of the previously adopted mitigations continue to apply to the project. The previously adopted CEQA document adequately describes the impacts and mitigations associated with the proposed development of project site.
- d) *If no subsequent EIR-level review is required, should a subsequent negative declaration be prepared?* No subsequent negative declaration or mitigated negative declaration is required because there are no impacts, significant or otherwise, of the project beyond those identified in the previous Initial Study, as documented in the attached Initial Study.

Conclusion. This Addendum is adopted pursuant to CEQA Guidelines Section 15164 based on the attached Initial Study dated February 2011. The Addendum and Initial Study review the proposed reconfigures development plan for the Cedar Grove project, as discussed above. Through the adoption of this Addendum and related Initial Study, the City determines that the above minor changes in land uses do not require a subsequent EIR or negative declaration under CEQA section 21166 or CEQA Guidelines Sections 15162 and 15163. The City further determines that the previous Initial Study/Mitigated Negative Declaration adequately address the potential environmental impacts of the proposed Cedar Grove project as documented in the attached Initial Study.

As provided in Section 15164 of the Guidelines, the Addendum need not be circulated for public review, but shall be considered with the prior environmental documents before making a decision on this project.

This Initial Study, the previous Initial Study/Mitigated Negative Declaration and all resolutions cited above are incorporated herein by reference and are available for public review during normal business hours in the Community Development Department, San Bruno City Hall, 567 El Camino Real, San Bruno CA.